

BOUNTIFUL CITY COUNCIL MEETING

TUESDAY, October 24, 2017

Work Session – 6:00 p.m.

Regular Session - 7:00 p.m.

NOTICE IS HEREBY GIVEN that the City Council of Bountiful, Utah will hold its regular Council meeting at City Hall, 790 South 100 East, Bountiful, Utah, at the time and on the date given above. The public is invited to all meetings. Deliberations will occur in the meetings. Persons who are disabled as defined by the Americans With Disabilities Act may request an accommodation by contacting the Bountiful City Manager at 801.298.6140. Notification at least 24 hours prior to the meeting would be appreciated.

If you are not on the agenda, the Council will not be able to discuss your item of business until another meeting. For most items it is desirable for the Council to be informed of background information prior to consideration at a Council meeting. If you wish to have an item placed on the agenda, contact the Bountiful City Manager at 801.298.6140.

AGENDA

6:00 p.m. – Work Session (joint Planning Commission and City Council)

1. Discussion on Downtown Zone design standards – Mr. Chad Wilkinson p. 3

7:00 p.m. – Regular Session

1. Welcome, Pledge of Allegiance and Thought/Prayer
2. Public Comment - **If you wish to make a comment to the Council, please use the podium and clearly state your name and address, keeping your comments to a maximum of 2 minutes. Public comment is limited to no more than ten minutes per meeting. Please do not repeat positions already stated. Public comment is a time for the Council to receive new information and perspectives.**
3. Approve minutes of previous meeting – October 10, 2017 p. 19
4. Council Reports
5. Consider approval of weekly expenditures > \$1,000 paid October 2 & 9, 2017 p. 29
6. Recognition of Cemetery Statue Project donors – Mr. Galen Rasmussen p. 33
7. Recognition of Emma Dugal (Summerfest), Jane Joy (Chalk Art Festival) and Mike Murphy (Farmer’s Market) – Mayor Randy Lewis
8. Recognition of Bountiful’s CERT (Community Emergency Response Team) program – Lt. Dave Edwards
9. Consider preliminary and final site plan approval for the construction of a new telecommunication tower for AT&T at 474 E Hidden Lake Circle, Justin Hadley representing AT&T, applicant – Mr. Chad Wilkinson p. 35
10. Consider approval of the purchase of a Ford F150 pickup truck from Performance Ford in the amount of \$33,258 – Mr. Mark Slagowski p. 45
11. Adjourn to closed session to discuss the acquisition or sale of real property, pending litigation and/or to discuss the character and/or competency of an individual(s) (Utah Code §52-4-205).


City Recorder

City Council Staff Report

Subject: Downtown Zone Development Standards Discussion
Author: Chad Wilkinson, Planning Director
Department: Planning and Zoning
Date: October 24, 2017



Background

At the City Council meeting on October 10, 2017, the City Council approved Ordinance 2017-11 adopting changes to the development standards for the Downtown (DN) Zoning District. As part of the motion approving these changes, the Council directed staff to schedule a combined work session with the Planning Commission to discuss potential additional refinements to the DN zoning standards to address concerns raised by property owners and other stakeholders related to development of multifamily residential structures in the downtown.

The focus of the concern seems to be centered on two predominant issues. First, concerns have been raised about the limits on height adopted for structures near 100 West and 100 East. As adopted, structures located within 100 feet of 100 West (and 100 East) would be limited to a height of 35 feet to provide transition from the recently adopted single family zone and the higher densities along Main Street. Second, the Council wished to have additional discussion related to architectural and building massing standards found in Section 14-7-112-C. Three new standards were added to this section of Code that address location of entrances, building massing and architectural elements for buildings along 100 West.

Other issues that have been identified by stake holders include:

- Landscaping standards for multi-family development
- Parking setbacks
- Building setbacks

All of these issues relate to the look and character of the neighborhood. Decisions made on building height and scale will impact the neighborhood for the next 50 to 60 years. The recently adopted Code standards were an attempt to balance the need for additional housing to support downtown with a desire to preserve the unique character of downtown Bountiful. At the work session Staff will give a brief presentation to give additional background on the basis of the recently adopted standards, and will request direction from the Council on additional refinements to the ordinance.

Department Review

This report has been reviewed by the City Planner and City Manager

Significant Impacts

The adoption of development standards will have a significant short term and long term impact on the character of the Downtown neighborhood. Consideration of standards should take into account the desired height and scale of buildings in the Downtown and the long term impacts of development patterns on the neighborhood.

Recommendation

Staff recommends that the Council and Commission provide direction to Staff for additional refinements of the ordinance. These refinements will be brought forward for additional consideration at future Planning Commission and Council meetings.

Attachments

DN Zoning Standards



BOUNTIFUL
City of Beautiful Homes and Gardens

MAYOR
Randy C. Lewis
CITY COUNCIL
Kendalyn Harris
Richard Higginson
Beth Holbrook
John Marc Knight
John S. Pitt
CITY MANAGER
Gary R. Hill

**Bountiful City
Ordinance No. 2017-11**

An ordinance amending the development standards of the Downtown (DN) zone found in Chapter 7 of Title 14 of the Bountiful Land Use Ordinance.

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend general laws and land use ordinances pursuant to Utah State law (§10-9a-101 et seq.) and under corresponding sections of the Bountiful City Code; and
2. The proposed changes to the DN zoning regulations are consistent with the General Plan; and
3. After public hearings on September 19, 2017 and October 3, 2017 the Bountiful City Planning Commission recommended in favor of amending the standards of the DN Zone; and
4. The Bountiful City Council held a public hearing on this proposed amendment to the DN zoning regulations on October 10, 2017; and
5. Adoption of the proposed amendments the DN zoning regulations is in the best interests of the health, safety and welfare of the City.

Be it ordained by the City Council of Bountiful, Utah:

SECTION 1. Chapter 7 of the Bountiful City Land Use Ordinance (Title 14 of the Bountiful City Code) is hereby amended as follows:

CHAPTER 7

DN – DOWNTOWN

- 14-7-101 PURPOSE AND OBJECTIVES
- 14-7-102 AREA OF ZONE
- 14-7-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES
- 14-7-104 MINIMUM LOT STANDARDS
- 14-7-105 YARD REQUIREMENTS
- 14-7-106 PROJECTIONS INTO YARDS
- 14-7-107 STRUCTURE HEIGHT
- 14-7-108 DISTANCE BETWEEN STRUCTURES
- 14-7-109 LANDSCAPING AND PERMISSIBLE LOT COVERAGE
- 14-7-110 PARKING, LOADING, AND ACCESS
- 14-7-111 SITE PLAN APPROVAL

14-7-112 OTHER REQUIREMENTS

14-7-101 PURPOSE AND OBJECTIVES

The Downtown (DN) Mixed Use Zone is established to provide a district primarily for the preservation of the mixed use character of the commercial and residential uses in and adjacent to the Main Street downtown area, consistent with the provisions of the adopted Bountiful Historic Downtown Plan.

14-7-102 AREA OF ZONE

Each area of Downtown zoning shall be at least four (4) acres in size.

14-7-103 PERMITTED, CONDITIONAL, AND PROHIBITED USES

The following principal uses and structures, and no others, are allowed either as a permitted use (P) or by Conditional Use Permit (C) in the Downtown zone. Some uses may be expressly prohibited (N) in this zone. Any use not listed herein is also expressly prohibited. Properties fronting on 100 West or 100 East shall be limited to the residential uses allowed in the (DN) zone.

Table 14-7-103

<u>Use</u>	<u>DN</u>
Assisted Living Center	C
Bail Bonds	N
Banks, Credit Unions	P
Bar, Tavern, Drinking Establishment	N
Bottling, Canning, Food Production	C
Building/Construction Materials and Supplies w/ outside storage	N
Building/Construction Materials and Supplies w/o outside storage	C
Check Cashing, Title Loans	N
Construction Services w/ outside storage	N
Construction Services w/o outside storage	C
Convenience Stores	C
Dry Cleaner, Laundry Service	P
Fast Food Restaurant w/ drive-thru window	N
Fast Food Restaurant w/ pick-up	C
Fast Food Restaurant w/o drive-thru	P
Feed Lots, Animal Rendering, Animal Raising	N
Fire Arm/Shooting Range – Indoor	N
Fire Arm/Shooting Range – Outdoor	N

<u>Use</u>	<u>DN</u>
Food Preparation, Bakery	C
Funeral Parlor, Cemeteries, and Crematory Services	C
Gasoline Sales	N
General retail w/ outside storage	N
General retail w/o outside storage	P
Grocery Store	P
Hotels (Interior rooms)	P
Industrial Manufacturing	N
Kennels, Animal Boarding	N
Laundromat (Self-operated)	P
Mail Order/Online Distribution office w/ onsite storage	C
Medical/Dental Laboratory	N
Medical/Dental Office	P
Millwork, Cabinetry	P
Motels (Drive-up/exterior rooms)	N
Motorized Recreation	N
Multi-Family Residential – Stand alone, <u>with frontage on Main Street</u>	N
Multi-Family Residential – Stand alone; lot or parcel fronting on 100 West or 100 East <u>without frontage on Main Street</u>	C
Multi-Family Residential w/ Commercial Use <u>on ground floor</u>	C
Municipal Facility	P
Non-motorized Recreation, Pool, Gymnasium – Public or Private	P
Pawnshop, Secondhand Merchandise	N
Personal Services	P
Professional Services	P
Public/Private Assembly	C
Restaurant	P
Security Services	C
Self Storage Units or Warehouse w/o Office	N
Sexually Oriented Business, Escort Service	N
Single <u>Family Dwelling, -or Two Family Dwelling— Existing</u>	P
<u>Single Family Dwelling- property fronting on Main Street</u>	<u>N</u>
Single or Two Family Dwelling – New	NC
Small engine/appliance repair	C
Tailor, Seamstress, Shoe repair	P
Tattoo Parlor	N

<u>Use</u>	<u>DN</u>
Tutoring, Dance, Preschool, Daycare	P
Vehicle Part Sales	N
Vehicle Repair	N
Vehicle Sales	N
Vehicle Salvage/Wrecking	N
Vehicle Service and Wash	N
Vehicle Storage – Indoor	C
Warehouse w/ office	N
Welding, Autobody, Machine Shop, Fiberglass, Painting	N

Accessory uses and structures shall be permitted in the Downtown Zone provided that they are incidental to and do not substantially alter the character of the permitted principal use of a main structure. Such permitted accessory uses and structures include, but are not limited to, the following:

- A. Accessory structures such as garages, carports, equipment storage buildings and supply storage buildings which are customarily used in conjunction with and incidental to a principal use or structure permitted in the (DN) Zone.
- B. Storage of materials used for the construction of a building, including a contractor's temporary office, provided that such use be located on the building site or immediately adjacent thereto, and provided further that such use shall be permitted only during the construction period and thirty (30) days thereafter.

14-7-104 MINIMUM LOT STANDARDS

The minimum area and street frontage for any lot or parcel in the Downtown Zone shall be as follows:

Table 14-7-104

<u>Use</u>	<u>Min. Lot Size</u>	<u>Min. Frontage and Width</u>
Commercial	20,000 8,000	50
Mixed-Use	20,000 8,000	50
Single Family (Existing only)	8,000	70
Two-Family and Multi-Family Two-Family (Existing only)	10,000 12,000	50 80
Multi-Family	20,000	80

- A. Lots with more than one (1) street frontage shall meet the minimum requirements along all frontages.

- B. An existing lot or parcel that does not meet the minimum requirements shall be considered a non-complying lot, and all proposed development on such lot or parcel requiring site plan review shall follow the process for non-complying sites and structures.
- C. A multi-family residential development that is not part of a vertical mixed use development shall meet the density requirements and development standards of the RM-13 subzone, except as set forth in this Chapter.

14-7-105 YARD REQUIREMENTS

A lot or parcel with a single family ~~or two family dwelling~~ shall conform to the minimum setbacks of the R-4 subzone. Two-family dwellings and multi-family dwellings shall meet the setback criteria of the RM-13 subzone. All other uses, including mixed uses, shall meet the following requirements:

- ~~A. A. Front and Street Setbacks.~~
 - ~~1. Each lot or parcel Along 100 West and 100 East shall have any building shall have minimum a minimum building setback of 20 feet and a maximum setback of of twenty-five (2025) feet from any front property line and/or any property line abutting a public street, with the following exceptions:~~
 - ~~A.2. Along Main Street any building shall be located within ten (10) feet of the street property line. Plazas, outdoor eating areas, and other pedestrian oriented site amenities shall be considered part of the building for setback purposes.~~
 - ~~B.3. Along 500 South, 400 South, 300 South, 200 South, 100 South, 100 North, 200 North, or 300 North and 400 North any building shall be setback at least ten (10) feet and not more than twenty (20) feet from the street property line.~~
 - ~~C.4. Along Center Street, any building shall be setback at least five (5) feet and not more than ten (10) feet from the street property line.~~
 - ~~4. Each lot or parcel that fronts onto Main Street shall have a minimum on-site parking setback of fifty feet (50') from the Main Street right of way line, or be located completely behind the principal structure.~~
- B. Side Yard. Except as provided otherwise in this chapter, each lot or parcel shall have a minimum building setback of ten (10) feet from an interior side property line. Any lot or parcel that fronts onto Main Street shall have no interior side yard setback except as required by the International Building Code.

- C. Rear Yard. Except as provided otherwise in this chapter, each lot or parcel shall have a minimum building setback of ten (10) feet from a rear property line.
- D. Yard Abutting Residential Lots. Where property abuts an existing single family residential dwellingzone, the minimum building setback shall be ten (10) feet on the abutting side.
- E. Accessory Structures. An accessory structure shall meet all of the setback requirements of a principal structure. An accessory structure that does not require a building permit, according to the International Building Code (IBC), may be located in a side or rear setback area only if all of the following conditions are met:
 1. The accessory structure is not within a front or street yard setback and is located more than ten (10) feet from any main building on the same or adjacent property.
 2. The accessory structure has no openings on the side which is contiguous with the property line, and the walls of said building which are adjacent to the property line have a fire retardant rating as specified by the IBC.
 3. The accessory structure is designed such that all roof drainage is discharged onto the lot or parcel on which it is erected.

F. Residential Uses.

It is the requirement of Bountiful City that multiple family developments reflect a sense of proportion. Proportion requires that the development be designed in such a manner that each unit receives a reasonable and approximately proportionate share of the open space, landscaping, and other benefits of the site. Locating units in such a way that benefits of the site fall primarily to one unit or a few units, and not to others, is prohibited. Depending upon topography, property dimensions and site configuration, it is possible that this requirement may affect the number of units that can be physically located on a lot or parcel. The Planning Commission and City Council are granted reasonable discretion in administering the proportionality requirement, and may modify yard setback requirements by up to twenty (20) percent subject to a finding that such modification will benefit all units more equally than would be possible if the standard requirement was applied.

14-7-106 PROJECTIONS INTO YARDS

- A. The following structures may be erected on or project into any required yard, except that they shall not obstruct a required driveway or pedestrian access:
 1. A fence or wall in conformance with this Ordinance.
 2. Landscape elements, including: trees, shrubs, and other plants.

3. Necessary appurtenances for utility service as long as they are attached to a permitted structure and do not protrude more than two (2) feet into a required setback.
- B. The structures listed below may project into a minimum front or rear yard not more than four (4) feet, and into a minimum side yard not more than two (2) feet, except that they may not obstruct a required driveway or pedestrian access:
1. Cornices, eaves, belt courses, sills, buttresses, or other similar architectural features.
 2. Stairways, balconies, door stoops, fire escapes, awnings
 3. Planter boxes or masonry planters not exceeding twenty-four (24) inches in height.
 4. A covered entry or porch used for the protection of pedestrians entering or leaving a building, provided said structure is not more than one story in height and is entirely open on at least three (3) sides.
- C. Buildings that front onto Main Street and that are built within ten (10) feet of the front property line may have canopies with business identification sign area if the following criteria is met:
1. The canopy may protrude a maximum of six feet (6') into the Main Street right-of-way, over areas of sidewalk.
 2. The canopy shall not come within seven feet (7') of any parking stall, drive lane, or other portion of the right-of-way used for vehicle access.
 3. The total combined length of the canopy or canopies shall not exceed two thirds (2/3) of the building width.
 4. The maximum height of the canopy shall not exceed five feet (5').
 5. Off-premise signs are expressly prohibited.
 6. Canopy sign copy area shall be a maximum of thirty-two (32) sq ft per property.

14-7-107 STRUCTURE HEIGHT

Any lot or parcel with a single family ~~or two family~~ dwellings shall conform to the maximum height requirements of the R-4 subzone. ~~Multi-family dwellings shall conform to the maximum height criteria of the RM-12 subzone.~~ All other uses, ~~including mixed uses, shall not exceed three (3) stories or forty-five (45) feet in height, whichever is shorter, as measured at the average grade shall comply with the following height standards:-~~

- A. A.—For buildings located within 100 feet of the street property line on 100 West and 100 East: Building height shall not exceed 35 feet or 2 stories in height measured at the average grade. Buildings A mixed commercial and residential building may be constructed one (1) additional story foot in height as long as the additional story is set

~~back an additional one (1) foot for each additional one ten (10) feet foot of height setback from 100 East and 100 West as measured from the street -property line.~~

- ~~B. Buildings located at least 100 feet from the street property line of 100 West and 100 East shall not exceed three (3) stories or 45 feet in height, measured at the average grade . Buildings may be constructed one (1) additional foot in height for each additional ten (10) feet- of setback from 100 East and 100 West as measured from the right of way.~~
- ~~C. Buildings located at least 200 feet from 100 West and 100 East shall not exceed 55 feet or 4 stories in height, measured at the average grade. , up to a maximum building height of four stories or fifty five (55) feet, whichever is shorter, as measured at the average grade. The additional horizontal setback does not apply to interior side yard setbacks.~~
- ~~D. Maximum height for public and quasi-public buildings shall be approved through the site plan approval process by the land use authority.~~
- ~~E. Chimneys, flagpoles, towers, steeples, and similar accessory and architectural elements not used for human occupancy are excluded in determining height, however, the City may limit the height of any protrusion that is found by the City Council to be a public nuisance.~~
- ~~F. In no case shall the area covered by roof mounted equipment exceed twenty percent (20%) of the roof area. Roof mounted equipment shall be setback from the edge of the roof a minimum of 1 foot for every foot of height. If mechanical equipment is located within roofed and enclosed structures, these structures shall not exceed the maximum height for the zone whether or not these areas are designed for human occupancy.~~

~~B. — Chimneys, flagpoles, church towers, steeples, and similar accessory elements not used for human occupancy are excluded in determining height, however, the City may limit the height of any protrusion that is found by the City Council to be a public nuisance. twenty (20%)~~

14-7-108 DISTANCE BETWEEN STRUCTURES

A lot or parcel with a single family ~~or two family~~ dwelling shall conform to the minimum building separation requirements of the R-4 subzone. A two-family dwelling or multi-family dwelling shall meet the minimum building separation criteria of the RM-13 subzone. For all other uses, the minimum separation between structures shall be ~~ten (10) feet or~~ as required by the International Building Code, ~~whichever is greater. This separation may be reduced through the site plan approval process if the reduced setback is consistent with the adopted Historic Downtown Plan, except that it shall never be less than the distance required by the International Building Code.~~

14-7-109 LANDSCAPING AND PERMISSIBLE LOT COVERAGE

- A. A lot or parcel with a single family ~~or two family~~ dwelling shall follow the lot coverage requirements of the R-4 subzone. A lot or parcel with a two-family or multi-family dwelling shall conform to the lot coverage criteria of the RM-~~12~~ 13 subzone. All others,

including mixed-use developments, shall conform to the following criteria, in addition to any other requirements of this Title:

1. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening, and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
 2. With the exception of properties fronting on Main Street aA minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by drive accesses.
 3. A minimum ten (10) feet wide landscape buffer shall be established adjacent to a residential property.
 4. Parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line, except for landscape buffering required between residential uses.
 5. Parking areas shall be landscaped as set forth in this Ordinance.
 6. Approved landscaping must cover a minimum of ten (10) percent of the development site exclusive of any parkstrips in a public right-of-way.
 7. Landscaping shall also be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, rocks, gravel, and other non-vegetative material is not allowed in the parkstrip area between the curb and sidewalk.
- B. During the site plan approval process, the City may require more or less landscaping consistent with the provisions of the adopted Historic Downtown Plan.

14-7-110 PARKING, LOADING, AND ACCESS

- A. Each lot or parcel in the (DN) Zone shall have vehicle parking, loading, and access designed to meet the requirements of this Ordinance. In addition to the standards of Chapter 18 of the Land Use Ordinance, the following shall apply to properties in the DN Zoning district.
- a. Off street parking is not permitted in the front setback area and/or between the street and building. Parking shall be located to the side or rear of the building.

b. Parking for buildings fronting on Main Street shall be ~~or be~~ located completely behind the principal structure.

E-c. Required guest parking stalls shall be located in dedicated off-street parking spaces. Driveways and areas located in front of garage doors (for example in townhome style developments) shall not be used to satisfy minimum guest parking requirements.

14-7-111 SITE PLAN APPROVAL

Except for single family ~~and two family~~ dwellings, site plan approval shall be required for any development in the (DN) Zone as set forth in this Title.

14-7-112 OTHER REQUIREMENTS

- A. Signs. Any sign erected in the (DN) Zone shall conform to the sign provisions of this Title. Single family and two family dwellings shall conform to the criteria for the R-4 subzone, and multi-family uses shall conform to the criteria for the RM-~~12-13~~ subzone. All others shall conform to the criteria for the ~~C-GDN~~ subzone; ~~except that p~~Pole signs shall not be permitted.
- B. Uses Within Buildings. Any commercial use permitted in the (DN) Zone shall be conducted entirely within a fully enclosed building, except as provided in subsections 1 and 2 below.
1. Outdoor Display of merchandise for sale in the downtown area. Businesses located in buildings in the (DN) Zone that have setbacks less than three (3) feet from the public right-of-way may display in the public right-of-way, subject to the following terms and conditions:
 - a. Any display of merchandise on the sidewalk may not exceed three (3) feet into the public right-of-way from the property line of the business, except during the annual "Sidewalk Days" celebration. There may be no display of merchandise in the planter boxes in the public right-of-way.
 - b. During the winter months, a display may not impede snow removal from the sidewalk.
 - c. The display shall not exceed twenty-five percent (25%) of the width of the lot, parcel, or business. However, businesses with less than forty (40) feet of width may have a display not to exceed ten (10) feet in width.
 - d. Only merchandise sold inside the business may be displayed outside.

- e. No outdoor display shall exceed six (6) feet in height.
 - f. Each display shall be taken down at the end of each business day. The merchant shall be solely responsible for items displayed.
 - g. Each display shall not create a hazard, sight distance, or other problem to pedestrians on the sidewalk or to drivers on the street.
 - h. Displayed merchandise shall not obscure or interfere with any official notice, public safety sign, or device.
2. Any business not listed in subsection 1 may include the outdoor display of merchandise for sale only if all of the following conditions are met:
- a. The outdoor display of merchandise shall not be located upon any sidewalk, walkway, driveway, or within any public right-of-way nor shall it interfere with pedestrian or vehicular movement or with safe and proper ingress and egress of pedestrian traffic.
 - b. The outdoor display of merchandise shall not reduce the amount of off-street parking below that which is required for the associated commercial uses on the premises.
 - c. No item shall be displayed outdoors except for those lawfully displayed and sold inside the business or businesses located on the property. No hazardous and/or flammable materials (such as antifreeze, kerosene, poisons, pesticides and other similar items) may be displayed outdoors.
 - d. The aggregate outdoor display area shall not exceed twenty-five (25) percent of the linear frontage of the store front or 10 linear feet, whichever is greater. A business located on a corner shall be considered as having two (2) store fronts.
 - e. No outdoor display shall exceed six (6) feet in height.
 - f. A maximum of fifty (50) percent of the aggregate outdoor display area may be located in any required landscaping.
 - g. Items shall be displayed outdoors only during the hours that the business conducting the display is open to the public. Live plant material shall be exempt from this requirement.

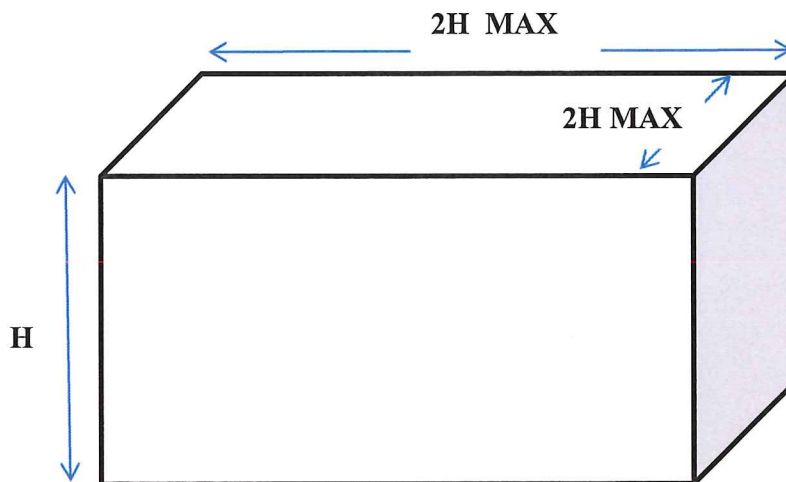
- h. Additional signs, beyond those allowed by this Title, shall not be allowed as part of the outdoor display and sales area.
- i. Outdoor displays for special sales or for one of a kind items which would exceed any of these requirements may be granted a special permit by the Planning Director for a period not to exceed fourteen (14) days provided such special displays do not create parking, access, or traffic hazards.

C. Structure Design and Materials.

Any structure, except for single and two family dwellings, shall meet the minimum design criteria as set forth in this Title. In addition, the following shall apply.

1. Exteriors shall be maintenance free wall material such as high quality brick, natural stone, weather resistance stucco or masonite type material, or non-wood siding. Stucco, masonite or siding may not exceed fifty (50) percent of the exterior.
2. Each residential units shall have some private outdoor space in the form of a balcony or patio.
3. The primary entrance of a building must be oriented to face a street, plaza or approved pedestrian-way. Ground floor residential units shall have the primary entrance oriented toward the street.
4. The overall width or depth of a multi-family residential building shall not exceed twice the building height. See Figure 14-7-112-C.

Figure 14-7-112-C



5. Multifamily residential buildings located along 100 East and 100 West shall incorporate architectural features consistent with single family residential design such as pitched roofs, gable roofs, dormers, overhanging eaves, etc., into the design of the structures.

D. Neighborhood Compatibility.

Each structure, except for existing single and two family dwellings, shall be designed consistent with the adopted Historic Downtown Bountiful Master Plan, particularly with regard to building height, architecture, landscaping, and building mass.

E. Trash Storage. No trash, used materials, wrecked or abandoned vehicles, or equipment shall be stored in an open area. With the exception of single family and two family dwellings, each development in the (DN) Zone shall be required to have adequate, on-site, screened refuse containers maintained in a location approved as part of the site plan.

F. Walls and Fences.

Any wall or fence erected around a commercial development or mixed use development shall comply with the requirements of the (C-G) zone. Any multi-family development shall comply with the requirements for the RM-13 subzone. Any single family and two family developments shall comply with the provisions of the R-4 subzone.

14-7-120 PERMITTED ADJUSTMENTS TO REQUIRED PARKING

A. Downtown Parking District Defined. The Downtown Parking District consists of those properties located within the (DN) Zone.

B. Proximity of Parking to Use. Required parking spaces for residential uses must be located on site. Required parking spaces for nonresidential uses must be located on site or in parking areas within five hundred feet (500') of the development site property boundary. Off-site nonresidential parking is allowed if the following documentation is submitted in writing to the land use authority as part of a building or zoning permit application or land use review:

1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
2. The location and number of parking spaces that are being shared;
3. An analysis showing that the parking area will be large enough for the anticipated demands of both uses; and

4. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

C. Joint Use Parking. Joint use of required parking spaces may occur where two (2) or more uses on the same or separate sites are able to share the same parking spaces because their parking demands occur at different times. Joint use of required nonresidential parking spaces is allowed if the following documentation is submitted in writing to the land use authority as part of a building or zoning permit application or land use review:

1. The names and addresses of the uses and of the owners or tenants that are sharing the parking;
2. The location and number of parking spaces that are being shared;
3. An analysis showing that the peak parking times of the uses occur at different times and that the parking area will be large enough for the anticipated demands of both uses; and
4. A legal instrument such as an easement or deed restriction that guarantees access to the parking for both uses.

D. No parking calculation which includes the parking areas owned by the Bountiful Redevelopment Agency gives any right of possession, any real estate interest, or contract right or right of way on any Redevelopment Agency property.

SECTION 2. City ordinances in conflict with these provisions are hereby repealed. However, all provisions in force immediately prior to this ordinance shall continue in force hereafter for the purpose of any pending legal action, all rights acquired, and any liabilities already incurred.


SECTION 3. If any portion of this Ordinance is declared illegal or unconstitutional, the remainder shall remain in full force and effect.

SECTION 4. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 10th day of October 2017.


Randy C. Lewis, Mayor

ATTEST


Shawna Andrus, City Recorder



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**Minutes of the
BOUNTIFUL CITY COUNCIL**

October 10, 2017 – 6:00 p.m.

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Present:	Mayor	Randy Lewis
	Councilmembers	Kendalyn Harris, Richard Higginson, Beth Holbrook, John Marc Knight, John Pitt
	City Manager	Gary Hill
	City Attorney	Clinton Drake
	City Prosecutor	Jake Fordham
	City Planner	Chad Wilkinson

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Department Directors/Staff:

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Finance Director	Tyson Beck
Streets/Sanitation Director	Gary Blowers
Asst. Streets/Sanitation Dir.	Charles Benson
Assist. Police Chief	Ed Biehler
Asst. City Engineer	Lloyd Cheney
IT Director	Alan West
Recording Secretary	Nikki Dandurand
Victim Advocate	Nicole Daugherty

Official notice of the City Council Meeting was given by posting an Agenda at City Hall and on the Bountiful City Website and the Utah Public Notice Website and by providing copies to the following newspapers of general circulation: Davis County Clipper and Standard Examiner.

Work Session – 6:00 p.m.
Planning Conference Room

Mayor Lewis welcomed those in attendance and called the session to order at 6:05 p.m.

VIDEO STREAMING OF PUBLIC MEETINGS – COUNCILMAN KNIGHT

Councilman Knight stated that several weeks ago this item was brought up and he would like an update from staff about the options available. Mr. Gary Hill stated he has spoken with other cities about streaming live, making digital recordings to be uploaded later and other possibilities. Mr. Alan West, IT Director, has analyzed the current City Council Chambers and what technical options are available. Mr. West found there are many options that range in cost from a couple hundred dollars to thousands of dollars. Mr. Gary Hill stated that this is only a preliminary review, so there are no recommendations at this point and this is not a budgeted item in the current year. There are also public policy questions and concerns that would need to be addressed. Staff would like to keep moving forward on this subject as there are lots of options. Councilman Knight thanked Mr. West for the update. Mayor Lewis stated that staff is moving in the right direction and the Council will make a good decision when a recommendation is made. Councilman Higginson asked if there were any legal issues with recording/streaming the meetings. Mr. Clinton Drake replied no. The meetings that

1 would be recorded are all public meetings. Councilwoman Harris asked when staff could return with
2 more information. Mr. West replied that they could have some rough numbers within a couple
3 weeks. Mr. Gary Hill stated they will do their best to have more information at the next meeting.
4

5 **VICTIM ADVOCATE PROGRAM OVERVIEW – MR. CLINTON DRAKE**

6 Mr. Clinton Drake introduced Nicole Daugherty, the new Bountiful City Victim Advocate.
7 Mr. Drake explained that the victim advocate position is grant funded position and a new program for
8 the city. Mr. Drake stated that the program is designed to assist victims of domestic violence but also
9 assists victims of other crimes. Mr. Drake stated that the program will be a great benefit to the City
10 and its citizens. Ms. Daugherty outlined the needs of Bountiful City with regard to prosecution of
11 crimes involving victims and described purpose and goals of the new victim advocate program. Ms.
12 Daugherty’s presentation included various prosecution statistics from prior years. Councilwoman
13 Holbrook asked about the domestic violence statistic from last year and asked if Bountiful City’s rate
14 of domestic violence cases is higher than other cities. Ms. Daugherty stated they are about the same
15 as surrounding cities. Mr. Jake Fordham stated she will be able to provide more outreach for those
16 victims than the City has been able to provide in the past and assist them in the prosecution process.
17

18 **LTAP ROAD STUDY PRESENTATION – MR. GARY BLOWERS**

19 Mr. Gary Blowers introduced Mr. Nick Jones and Mr. Seth Thompson from the Utah LTAP
20 Center (Local Technical Assistance Program), based out of Utah State University. LTAP conducted
21 a driving analysis and survey of all the roads within Bountiful City limits. Utah roads typically last
22 about 20 years, but the higher elevations, especially in Bountiful, have a shorter life span. Weather
23 and utility cuts are the hardest on roads. Mr. Jones continued that Bountiful is on a good track for
24 repairing the roads, with about 10.2 years left overall, but there is some work to be done. Throughout
25 the state, construction rates have doubled, which, coupled with constant road work, makes it hard to
26 maintain roads on a normal schedule. Mr. Jones recommended increasing the road budget to \$1.7
27 million, an increase over the current budget of slightly over \$400,000. He expects costs to reach
28 close to \$5 million over a five year time period. Mr. Jones then reviewed the current methods of
29 sealing roads, and went on to suggest another option to help with road maintenance costs which is to
30 monthly fee to the residents, similar to the other City utilities. Councilman Pitt asked what impact
31 the hills and snow plows in the winter have on our roads. Mr. Jones said there is obvious scraping of
32 the roads, but that scraping does not cause much damage. The weather in general has a much larger
33 effect on the roads than the snow plows. Councilwoman Holbrook asked about the sample test that
34 was done on Davis Blvd. Mr. Blowers replied it has done very well so far. It was sealed with a chip
35 and cape seal. Mr. Lloyd Cheney commented that an expanded shale composite is also very good.
36 Mr. Jones stated it is good to keep the roads above that 10 year limit, and Bountiful’s Streets
37 Department has done a very good job of maintaining that level. Mr. Hill asked if having “terminal
38 roads” is okay. Mr. Jones replied no, all roads should be in good condition in order to keep them
39 from more expensive repairs and that’s why the additional funding to keep the majority of the City’s
40 roads between the 11 to 12 years of remaining life is recommended. Mayor Lewis stated that we
41 have about 10.2 years remaining. If the City can get to an 11 year mark, then doing what is currently
42 being done is safe. Mr. Gary Hill asked the Council what benchmark they would like to have.
43 Mayor Lewis stated Bountiful has about 159 miles of roads and asked how much of that did LTAP
44 analyze. Mssrs. Jones and Thompson responded that every road, every street was driven on.
45 Councilman Pitt asked if every city does this survey and who performs the work. Mr. Jones replied
46 that four or five cities can be done in a year and undergrads do most of the field work. Councilman

1 Knight asked if we can expect them back in about five years. Mr. Hill said yes.

2
3 **Regular Meeting – 7:05 p.m.**
4 **City Council Chambers**
5

6 Mayor Lewis called the meeting to order at 7:05 p.m. and welcomed those in attendance. Mr.
7 Richard Watson, Community Service Council/resident, led the Pledge of Allegiance; President Joe
8 Cowley, Orchard Bountiful Stake, gave an opening prayer.
9

10 **PUBLIC COMMENT**

- 11 - Chris Brinkerhoff – 1446 Skyline Dr. – concerned with trash, traffic and noise on his street
12 and surrounding the “B”
13 - Ms. Durtschi – 208 N. 200 E. – would like more code enforcement for neighboring yards
14 - Sharon Hanson – the fruit that has was not picked from the fruit trees at the Historical
15 Society Museum needs to be cleaned up
16

17 **APPROVE MINUTES OF PREVIOUS MEETING – SEPTEMBER 26, 2017**

18 Mayor Lewis presented the minutes from the previous meeting. Councilman Higginson
19 moved to approve the minutes and Councilwoman Holbrook seconded the motion. Voting was
20 unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and Pitt voting “aye”.
21

22 **COUNCIL REPORTS**

23 Councilwoman Harris announced the cemetery statue dedication tomorrow at 1 p.m.
24 Councilman Pitt stated that donations are still being taken, although this was primarily funded by a
25 private fundraising effort. He also mentioned that Meet the Candidates night is tomorrow night at
26 7:00 p.m. here in the Council Chambers. Staff made a correction that the cemetery statue dedication
27 is Thursday, not Wednesday. Mayor Lewis congratulated Councilwoman Holbrook for being elected
28 as president of the Utah League of Cities and Towns. There are 248 cities in Utah and it is exciting
29 to have Councilwoman Holbrook lead them. Mayor Lewis would like to have her take a few minutes
30 each Council meeting to update the Council on any future items. Councilwoman Holbrook spoke
31 about the issues of the road work survey that was just completed, how legislation will impact the City
32 and briefly mentioned that ULCT trains those new to positions within the organization, as to provide
33 the same training to all the cities. Councilman Higginson inquired about the crew going to Puerto
34 Rico to help with those in need. Mr. Gary Hill stated that a voluntary crew was created, but after
35 review and talks with Mr. Allen Johnson, that crew is not needed at this point in time. Mr. Hill added
36 that when the wind storm struck the Bountiful area several years ago, many cities and companies
37 were involved with the cleanup and restoration of power. We all want to help each other he stated.
38

39 **BCYC REPORT**

40 Ms. Aliza Zobell, BCYC photographer, announced the Youth Council Pumpkin Patch party
41 this Friday, October 13th at Lewis Park.
42

43 **CONSIDER APPROVAL OF:**

- 44 a. **WEEKLY EXPENDITURES > \$1,000 PAID SEPTEMBER 25, 2017**
45 b. **AUGUST 2017 FINANCIAL REPORT**

46 Mayor Lewis presented the expenditures/financial report and asked for a motion to approve.

1 Councilman Higginson moved to approve the weekly expenditures/reports, and Councilwoman
2 Harris seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson,
3 Holbrook, Knight and Pitt voting “aye”.

4
5 **CONSIDER APPROVAL OF THE PURCHASE OF TWO POLICE VEHICLES FROM**
6 **PERFORMANCE AUTOMOTIVE GROUP IN THE AMOUNT OF \$69,524 – ASSISTANT**
7 **CHIEF ED BIEHLER**

8 Chief Biehler stated that funding for these vehicles has been approved in the FY 2018 budget.
9 Both vehicles will be purchased from a local dealer, using the State Bid price. They will be used in
10 the patrol division and will replace two other vehicles, which will be sold. Councilwoman Harris
11 asked how they will be sold. Chief Biehler replied that Sgt. Bryson handles that, and it is usually
12 through KSL online. Councilman Knight also noted that using a local vendor is appreciated and
13 these vehicle prices have already been reviewed by the Council and tonight is just the approval to
14 purchase. Councilman Knight moved to approve the purchases and Councilwoman Harris seconded
15 the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook, Knight and
16 Pitt voting “aye”.

17
18 **CONCERTS IN THE PARK – MR. RICHARD WATSON**

19 Mr. Watson reported on the summer concert series that it was a great success and is
20 continually growing. He wished to thank the sponsors and the public for supporting them. The only
21 fundraiser for hosting these concerts is the upcoming performance of the Bar J Wranglers, who will
22 be performing on December 1st at Woods Cross High School. He also thanked the Bountiful Food
23 Pantry that collected money for our community throughout the summer. If anyone is interested in
24 enrolling in the CERT program, they should contact Lt. Edwards at the Police Department. The
25 Community Service Council meets monthly for those that would like to volunteer.

26
27 **CONSIDER APPROVAL OF ORDINANCE 2017-10 CHANGING APPROXIMATELY 155**
28 **PARCELS FROM RM-19 (MULTI FAMILY RESIDENTIAL 19 UNITS PER ACRE) TO R-4**
29 **(SINGLE FAMILY RESIDENTIAL 4 UNITS PER ACRE) – MR. CHAD WILKINSON**

- 30 a. PUBLIC HEARING
31 b. ACTION
32

33 Mr. Chad Wilkinson reviewed the background of this area and why this is being brought to
34 the Council. This area is part of the Historic Fort District also known as Plat A. There are 113 single
35 family lots, which makes up approximately 73% of the zone. There are certain physical
36 characteristics of the zone that make it difficult to develop multi-family housing. The size of the
37 parcels varies greatly with most parcels being less than the minimum required for a multifamily
38 development or even a duplex. With the RM-19 zoning, a developer would have to combine multiple
39 lots to make the purchase/design possible and that would be expensive. This is part of the reason a
40 re-zone to R-4 is recommended. This proposal is not necessarily the end of discussion regarding the
41 future land use for the area. The area along 200 West should be reviewed in the future for a possible
42 mixed use zone as encouraged by the 2008 Historic Fort Planning process. Staff has heard from a lot
43 of the residents and is looking at other codes as well. As of today, this is generally a single family
44 neighborhood and the goal is to preserve the quality and unique nature of this neighborhood. Where
45 density makes the most sense is also being looked at. The Planning Commission had a tie vote, with
46 no recommendation or denial.

1 Councilwoman Holbrook asked where the BRT (Bus Rapid Transit) route will be. Mr.
2 Wilkinson stated it will run with traffic and will run on Main Street past the Renaissance Town
3 Center and then continue north on Main Street to 500 South where it will run west to the Frontrunner
4 Station in Woods Cross. Councilwoman Harris asked about 400 North and if it can be kept as high
5 density Councilman Higginson responded that it is not desirable that 400 North turn into another 500
6 South, and it should be kept residential.

7 Mayor Lewis opened the public hearing.
8

9 **PUBLIC HEARING – OPEN – 8:05 p.m.**

- 10 • Rebecca Thompson – 147 N. 200 E. – keep as historical area, single family
- 11 • Jo – 181 W. 100 N – the Planning Commission was split, didn't listen to public in 2006,
12 please listen now
- 13 • Nick – 305 N. 100 E. – R-4 is not the perfect zone but it will work, but the current zoning will
14 not protect us from developers, please listen to the people
- 15 • Tanya Bascom – 195 North 100 E – read personal letter to Council, include homes on the east
16 side of 100 W. in the Zone Change

17 Mr. Wilkinson responded that those homes are in a different zone, which cannot be addressed tonight

- 18 • Richard Todd - 170 E. Center St. – He lives here for a reason, don't change Bountiful.
- 19 • Mary Williams – 376 W. 3100 S. – don't live in this area currently, but supports the zone
20 change
- 21 • Kevin Boardman – 1848 Ridge Hollow Dr. – supports zone change, preserving the properties
- 22 • Mark Parkin– 190 W. 100 N. – owns apartments in the area, does not agree with the zone
23 change, it will make his units non-conforming
- 24 • Amelia Tilley – 322 S. 800 E. - grew up in that area and wondered if the infrastructure is
25 ready for a change. Traffic noise, narrow streets a problem
- 26 • Robin Myers - 174 W. 100 N. – its been zoned this way for years, needs more discussion
- 27 • Steve Benard – 92 W. Center St. – RM-19 matches the George Sorros rules, voter makeup
28 very different, vote yes for R-4
- 29 • Jerry – 1606 Vineyard – there is a lot of divisiveness, is there a middle ground?
- 30 • Larry Dupaix – 145 W. 300 S. – well maintained historic area, disappointed with the Planning
31 Commission's vote last week, would like R-4
- 32 • Brian Knowlton – 630 E. 500 S. – was on the 2006/2008 Planning Commission vote for this
33 area. Maybe the RM-19 is wrong for this area, but changing it will create many non-
34 conforming lots, property devaluations, etc. Supports something different
- 35 • Andrew Siddoway - 154 W. 100 N. – Asked if there was a grandfather clause to include
36 multi-family units, would this only be applicable to new builds, make it R-4, keep that special
37 atmosphere

38
39 Councilman Higginson stated to the audience that those who disagree should not be demonized,
40 especially in light of the national politics. There are honorable people on the Planning Commission.
41

- 42 • Paul Morris – 165 W. 200 N. – lives in this area in what would be considered a non-
43 conforming apartment and would like to stay, and asked if there is a grandfather clause

- 1 • Zigg Sondelski – 143 W. 100 N. – diversity is good, several factors to consider that need to be
2 prioritized. What is the feeling of the community, why would you not vote for the people’s
3 choice?
- 4 • Mike Allred – 5th Amendment reference to protect people’s property rights. He was against
5 the change
6

7 Mr. Clinton Drake stated the 5th Amendment concern that was presented to the Council is not an issue
8 as it does not apply to the agenda item the Council is considering. Mr. Drake stated that questions
9 regarding “grandfathering” continue to be raised by the public and it was appropriate to answer that
10 question to help address any potential concerns. Mr. Drake explained that all legally existing
11 apartments that currently meet code would be allowed as legal non-conforming uses and would be
12 “grandfathered” if the ordinance is passed.
13

- 14 • Terry Eggett – 1311 E. 1700 S. – attended the Planning Commission meeting last week,
15 neither for/against the zone change. Greater study is needed, make the best decision to suit
16 the community, but if there is not enough information, then we need to wait
- 17 • Beth Oliphant – 108 W. 300 N. – her daughter, Amelia, spoke earlier. Asked to please protect
18 her neighborhood
- 19 • Ryan Downer – 125 W. 400 S. – chose to live here because of the community, in favor of the
20 R-4 change because it’s the best tool available right now to protect it. It’s not ok to delay the
21 vote, and asked what could be done now.
- 22 • Alan Arbuckle – own apartments in the area, they are young couples, affordable homes, trying
23 to start out, consider R-7 zone
24

25 ***PUBLIC HEARING CLOSED – 9:06 p.m.***
26

27 Councilman Knight made a motion to approve the zone change and Councilman Higginson
28 seconded the motion. Councilman Pitt asked to verify the legitimacy to live in the area and if there is
29 a middle ground. He suggested maybe other options should be considered between those areas that
30 have been presented. He asked where new people could be put. Mr. Wilkinson stated that staff
31 recommends approval of the change to R-4 zoning. Councilman Higginson stated that in the
32 2006/2008 change, the needs were different. The Planning Commission was trying to provide for
33 others, which was recognized at that time. This a good tool to use right now and the moratorium will
34 expire soon. Councilwoman Holbrook stated we need to balance out our needs, density and the BRT
35 issue. In reality, this is not an ideal model. RM-19 or R-4 are not great options. Councilwoman
36 Harris commented that the survey had great input and the process was done right. Mayor Lewis asked
37 for the vote. Councilpersons Harris, Higginson, Knight and Pitt voted “aye”. Councilwoman
38 Holbrook voted “nay.” Ordinance 2017-10 was approved on a 4-1 vote.
39

40 Mayor Lewis asked for a 5 minute break.
41

42 **CONSIDER APPROVAL OF ORDINANCE 2017-11 MAKING CHANGES TO THE**
43 **DOWNTOWN ZONING STANDARDS – MR. CHAD WILKINSON**

44 Mr. Wilkinson stated that the proposed changes will be for the design standards for the
45 buildings in the Downtown (DN) Zone.

1 Mr. Wilkinson outlined the proposed changes to the ordinance. The list of permitted and
2 conditional uses will be changed to provide clarity. Councilwoman Holbrook asked for clarification
3 on changing from multi-use to conditional use. Mr. Wilkinson clarified that no changes have been
4 proposed to the uses just clarifications to the land use table. Mr. Wilkinson continued by stating that
5 standards have been added or clarified in order to designate minimum lot sizes, vertical vs. horizontal
6 use, setbacks, parking, etc. He continued by saying that the structure height standard originally
7 proposed was 35 ft. or two stories, “whichever is less.” The Planning Commission recommend
8 removing the “whichever is less” language. Mayor Lewis asked if this new standard could lead to the
9 construction of four or five story buildings. Mr. Wilkinson stated there is the potential for that. He
10 stated that to clarify some items, language referencing the RM-12 Zone has been removed since there
11 is no RM-12 zone; those references will all be changed to RM-13, the landscaping code will be
12 updated and parking will be addressed. The Planning Commission had concerns about parking
13 including whether to designate off-street parking for guests or to include driveway spaces as guest
14 parking. The parking on Main Street is required to be behind the building. Sign standards need to be
15 discussed, the design/construction of these buildings need to include the main entrance facing Main
16 Street. Questions have been asked if the new commercial buildings meet requirements.
17 Councilmembers wondered if there should be a work session with the Planning Commission to
18 discuss the survey results and to receive input from the public. Councilwoman Harris asked if these
19 are just changes or are they staying with the original ordinance. Mr. Wilkinson replied the staff
20 report and proposed ordinance includes only the changes to the code discussed at the Planning
21 Commission meeting. If the unit is a multi-family use, the proposed code would keep building
22 footprints smaller as proposed in the 2008 Historic Fort Planning Process. Councilman Pitt asked
23 what the average height is on lots. Mr. Wilkinson explained the proposed standards and added that
24 the responses to the survey suggested that people were okay with the height of buildings on Main
25 Street. He also encouraged the Council to take action tonight, either to make the changes proposed or
26 to deny the proposal. It will take time to make the changes voted on.

27
28 ***PUBLIC HEARING – OPEN – 10:03 p.m.***

- 29 • Mary Christensen – 376 W. 3100 S. – vote yes on the parking issue
- 30 • Nick Nielson – the building height requirement is a loop hole and will negatively affect the
31 area
- 32 • Todd Willey – 66 E. 1200 S. – representative for property on Plat A, the recommendation
33 from the Planning Commission was not unanimous, the height restrictions should have
34 transitions, 100 W-there should be other options, more restaurants would have a positive
35 impact
- 36 • Tanya Bascom – concerned with the zoning, setbacks, the existing homes should be included
37 in the R-4 zone now, keep the family feel to the area, concerned with building height, i.e., the
38 new Eye Center, would like to continue to develop Main Street, but not overpower the area
- 39 • Jake Hoffman – owns properties in the downtown area and was directly affected by the
40 moratorium, would like to advocate for the business owners on Main Street, things have
41 slowed down, not so much foot traffic. Greater density within walking distance is needed, the
42 proposed draft is not good for business, entrepreneurs, etc.
- 43 • Brian Knowlton – major stakeholder in downtown, these changes are just a band aid for the
44 problem. East side there is nothing left to develop, west side can be done, but the moratorium
45 killed that. Likes the changes in the draft, lots to be developed, can staircase the height issue
- 46 • Larry D – business owner, not confident in Brian’s statement/ability

- 1 • Tanya Bascom – these changes really upset her, big demand on a small area, how come
2 residents in this neighborhood area/community are the only neighborhood responsible to
3 support Main Street and that is false.
4

5 Councilman Pitt asked if the regulations provide any protection right now. Ms. Bascom
6 requested they be reviewed.
7

- 8 • Zigg Sondelski – supports all the changes, likes the direction of Bountiful, transition zone of
9 100 W., keep less than 35 ft or two story
10 • Joyce – 92 W. Center St. – requests that any building over two stories have an elevator
11 • Mike Allred – thrilled about development on Main St., but needs more foot traffic
12 • Joe – 160 E. 300 S. – we don't need high density for businesses to succeed. The right
13 product, right people will help it be successful
14 • Resident – walked downtown for over 12 years. Not sure if density is the solution, nothing is
15 open after 6:00 p.m. downtown. Questioned what the demographic was and didn't want to
16 damage the atmosphere
17

18 ***PUBLIC HEARING – CLOSED – 10:52 p.m.***
19

20 Councilwoman Holbrook asked Mr. Wilkinson how the decision was reached on the height
21 requirement and if that was the best way to handle this. Mr. Wilkinson stated that it is a transition
22 from 100 W., with the additional height requirements transitioning back to Main Street.
23 Councilwoman Holbrook asked if there is another city that does that. Mr. Wilkinson could not recall
24 specific instances but was sure other cities have similar transitions. He stated that it just naturally
25 happens because of the development pattern. Mr. Wilkinson asked the Council if they wanted to
26 implement the original goals of the 2008 Historic Fort Plan or if they thought differently now.
27 Councilman Pitt made a motion to table this item and asked for additional time to review. Mr.
28 Wilkinson asked what staff could do to assist in this process and to be specific. Councilwoman
29 Holbrook stated that she wants to create a vibrant Main Street, but it has some challenges, which
30 include long term density. The events are great, but are only one-time events. She asked about the
31 day-to-day activities and if the height restrictions should be left alone. This will be a long term
32 decision and Council is not ready to make that decision. Councilman Pitt agreed that more time is
33 needed. Mr. Wilkinson asked what specific standards the Council would like to see and requested
34 more feedback. Councilman Higginson stated that the process is being ignored, the footprint needs to
35 be limited, and that small town America is the model, not Sugarhouse. We need balance.
36 Councilwoman Holbrook disagreed with his statement, said yes to balance, future growth was
37 needed, and people want to invest in our City but get frustrated and legislation superimposes local
38 control. The millennials will be the ones to invest. The Council discussed continuing the
39 moratorium. Mr. Wilkinson stated that the timing has expired on the moratorium and there is a
40 pending ordinance on the table tonight. Mr. Drake reminded the Council that there is a motion on the
41 table that has not been voted on. There has been a lot of discussion but the Council either needs to
42 second the motion and move forward and get to a final point or it will fail and the Council can
43 continue to discuss. Councilman Pitt motioned to postpone the vote and table for a future date. Mr.
44 Drake advised him to designate a certain date. Councilman Pitt made a motion to reschedule this
45 item for discussion at the next Planning Commission meeting, with a City Council meeting to follow.
46 Mr. Wilkinson asked for clarification at the next meeting as to whether or not to include height

1 requirements and setbacks. Mr. Drake asked if there is a second on the motion. Councilwoman
2 Holbrook seconded the vote to table the item.

3 Councilman Knight stated that the problem with the downtown district is that it is not being
4 allowed to be developed. The choice to change the zone was wise and a good decision. The zone
5 needs a chance to develop and to shut it down now is not good. More time is not needed, but the staff
6 is owed some guidance. The public has been heard and the plans for setbacks, building height and
7 transitional landscaping need to be tweaked. The Council further discussed landscape requirements,
8 height and the potential for additional time to contemplate the proposed changes. Mayor Lewis asked
9 if they could hold a work session before the next Planning Commission. It needs to be hammered out
10 so they can come back with answers. Councilman Knight said it is unfair to the staff to give no
11 additional time to prepare. Councilman Higginson stated that the changes that have been made were
12 intended to make development downtown easier and doesn't want to have to make the public come
13 back to say they don't want the changes again. Mr. Drake stated that based on Councilman
14 Higginson's remarks, there is another option besides tabling. There are several other projects being
15 held up because of the moratorium that if the Ordinance was adopted could move forward. In order
16 to help those projects move forward, the Council could make a decision tonight and still have further
17 discussion in the future. If the Council takes action tonight those projects can begin now.

18 Councilwoman Holbrook asked if the ordinance was adopted tonight, could it be amended later, and
19 how would that be different from waiting to vote. Councilman Knight replied that at least a standard
20 would be in place. Mr. Drake stated that if the Council would like, they can approve the changes
21 tonight and still move forward with the other meetings and continue to consider the possibility of
22 making further amendments. Mayor Lewis suggested they can adopt the ordinance by a substitute
23 motion. Councilman Pitt stated his original motion stands. Councilwoman Holbrook seconded the
24 motion. Councilwoman Holbrook and Councilman Pitt voted "aye", Councilwoman Harris and
25 Councilmen Higginson and Knight voted "nay." That motion failed. Councilman Higginson stated
26 that we need to pass this ordinance with some strong notes on what to work on, like the height,
27 setback, ratios, landscaping, etc. Mr. Wilkinson stated that the Planning Commission meets next
28 week, which is not enough time to prepare. Mr. Drake suggested they have the Planning Commission
29 attend the next City Council Work Session on October 24th. Councilman Higginson made a motion
30 to adopt the ordinance, Councilwoman Harris seconded the motion. Voting was unanimous with
31 Councilpersons Harris, Higginson, Holbrook and Knight voting "aye".
32

33 **CONSIDER APPROVAL OF ELECTION JUDGES RECRUITED AND TRAINED BY**
34 **DAVIS COUNTY AND GRANT THE DAVIS COUNTY'S CLERK/AUDITOR'S OFFICE**
35 **AUTHORITY TO ASSIGN ALTERNATES AS CIRCUMSTANCES REQUIRE – MR. GARY**
36 **HILL**

37 Councilman Knight made a motion to approve the judges and Councilwoman Holbrook
38 seconded the motion. Voting was unanimous with Councilpersons Harris, Higginson, Holbrook and
39 Knight voting "aye".
40

41 **ADJOURN TO AN RDA MEETING WITH A SEPARATE AGENDA**

42 Councilman Higginson made a motion to adjourn the regular city council session to an RDA
43 meeting, Councilwoman Holbrook seconded the motion. Voting was unanimous with
44 Councilpersons Harris, Higginson, Holbrook and Knight voting "aye".
45

46 The regular session of the City Council was adjourned at 11:40 p.m.

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Mayor Randy Lewis

City Recorder

PENDING

City Council Staff Report

Subject: Expenditures for Invoices > \$1,000.00 paid
October 2 & 9, 2017

Author: Tyson Beck, Finance Director

Department: Finance

Date: October 17, 2017



Background

This report is prepared following the weekly accounts payable run. It includes payments for invoices hitting expense accounts equaling or exceeding \$1,000.00.

Payments for invoices affecting only revenue or balance sheet accounts are not included. Such payments include: those to acquire additions to inventories, salaries and wages, the remittance of payroll withholdings and taxes, employee benefits, utility deposits, construction retention, customer credit balance refunds, and performance bond refunds. Credit memos or return amounts are also not included.

Analysis

Unless otherwise noted and approved in advance, all expenditures are included in the current budget. Answers to questions or further research can be provided upon request.

Department Review

This report was prepared and reviewed by the Finance Department.

Significant Impacts

None

Recommendation

Council should review the attached expenditures.

Attachments

Weekly report of expenses/expenditures for invoices equaling or exceeding \$1,000.00 paid October 2 & 9, 2017.

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00

Paid October 2, 2017

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>		<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
1165	ANTIGUA GROUP, INC.	Golf Course	55.5500.448240.	Items Purchased - Resale	\$ 1,220.90	198929	AIN-0289525	Golf Men's Wear
1602	CDW GOVERNMENT, INC.	Legal	10.4120.425000.	Equip Supplies & Maint	1,218.68	198937	KGV2231	Computer Equipment for the Victims Advocate
1602	CDW GOVERNMENT, INC.	Computer Maintenance	61.6100.429300.	Computer Hardware	1,976.04	198937	KFV6692	MS Surface Pro Tablets for Power Dept.
1615	CENTURYLINK	Enhanced 911	10.4219.428000.	Telephone Expense	3,578.45	198938	09222017	Acct # 801-578-0401 452B
1716	CMT ENGINEERING LAB	Redevelopment Agency	73.7300.426100.	Special Projects	2,353.80	198941	67851	Project# 010349
1889	DAVIS COUNTY GOVERNMENT	Police	10.4210.431600.	Animal Control Services	7,041.01	198945	85190	Aug. 2017 Animaml Control Services
5351	DEERE CREDIT, INC.	Landfill	57.5700.425000.	Equip Supplies & Maint	49,283.26	198946	1896285	Front End Loader Lease
7932	FIDELIS POWER SOLUTION	Information Technology	10.4136.425000.	Equip Supplies & Maint	1,600.00	198950	170921	Data Racks
9233	FOREVER GREEN TREE	Parks	45.4510.473100.	Improv Other Than Bldgs	8,320.00	198951	10012017	Trees for Creekside Park & Revegetation
2386	HABITAT PRESERVES	Parks	45.4510.473100.	Improv Other Than Bldgs	1,950.00	198954	2651	Removed 2 Pines & Grind Stumps w/transport
2719	JMR CONSTRUCTION INC	Light & Power	53.5300.448632.	Distribution	1,214.76	198969	10022017	Sept. 2017 Payment
2719	JMR CONSTRUCTION INC	Storm Water	49.4900.441260.	Wtrway Replcment-Concrete Rpr	4,572.58	198969	10022017	Sept. 2017 Payment
2719	JMR CONSTRUCTION INC	Streets	10.4410.473400.	Concrete Repairs	26,423.13	198969	10022017	Sept. 2017 Payment
2765	JP ELECTRICAL, LC	Legislative	10.4110.426050.	Bldg/Grnds Maint - Stoker	2,773.37	198972	W11152	Removed heat tape from Stoker School
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200.	Road Matl Patch/ Class C	3,183.64	198974	1822	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	45.4410.473200.	Road Materials - Overlay	18,016.56	198974	1797	Paving Monarch Dr.//From Davis Blvd to Bridlewood
2886	LAKEVIEW ROCK PRODUCT	Water	51.5100.461300.	Street Opening Expense	1,147.13	198975	351084	Road Base
2886	LAKEVIEW ROCK PRODUCT	Water	51.5100.461300.	Street Opening Expense	2,889.40	198975	351761	Road Base
2886	LAKEVIEW ROCK PRODUCT	Water	51.5100.461300.	Street Opening Expense	3,046.52	198975	351850	Road Base
2886	LAKEVIEW ROCK PRODUCT	Water	51.5100.461300.	Street Opening Expense	3,479.90	198975	352035	Stock Pipe
4844	LEGACY EQUIPMENT	Streets	10.4410.425000.	Equip Supplies & Maint	1,783.26	198977	81954	Oil Cooler for Sweeper
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400.	Dist Systm Repair & Maint	1,287.16	198985	S102372144.001	Angle Valves
5553	PURCELL TIRE AND SERVICE	Landfill	57.5700.425000.	Equip Supplies & Maint	7,587.20	199000	2857711	Tires for Landfill Loader
TOTAL:					<u>\$ 155,946.75</u>			

Expenditure Report for Invoices (limited to those outlined in staff report) >\$1,000.00

Paid October 9, 2017

<u>VENDOR</u>	<u>VENDOR NAME</u>	<u>DEPARTMENT</u>	<u>ACCOUNT</u>	<u>AMOUNT</u>	<u>CHECK NO</u>	<u>INVOICE</u>	<u>DESCRIPTION</u>
5368	ACE DISPOSAL INC	Recycling	48.4800.431550. Recycling Collectn Service	\$ 32,538.00	199023	10012017	Recycling for Sept. 2017
1164	ANIXTER, INC.	Light & Power	53.0000.151110. Trans & Distr Inventory	1,843.66	199030	3693603-00	100A Cutouts & Tap Covers & Tape
1164	ANIXTER, INC.	Light & Power	53.0000.151110. Trans & Distr Inventory	3,501.00	199030	3669563-00	Post Top LED Fixtures
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	3,929.34	199031	78V42217	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,304.24	199031	78B42217	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,722.32	199031	78B42317	Tree Trimming
1212	ASPLUNDH TREE EXPERT	Light & Power	53.5300.448632. Distribution	4,883.84	199031	78V42317	Tree Trimming
1889	DAVIS COUNTY GOVERNMENT	Police	10.4210.431600. Animal Control Services	7,041.01	199047	85261	Sept. 2017 Animal Control Services
1961	DIS-TRAN STEEL, LLC.	Light & Power	53.5300.474740. CIP 04 Trans Sys Ph7 NWSUB-Rec	92,245.00	199049	12845	4 Steel Poles for Phase 7 Transmission System Rebu
2055	ELECTRICAL CONSULTANT	Light & Power	53.5300.474740. CIP 04 Trans Sys Ph7 NWSUB-Rec	42,113.50	199054	72375	Phase 7 Transmission Line Project
2176	FPS NORTHERN UTAH	Sanitation	58.5800.426000. Bldg & Grnd Suppl & Maint	3,106.00	199055	148682	Fire Alarm Repair for Sanitation Building
2350	GREEN SOURCE, L.L.C.	Golf Course	55.5500.426000. Bldg & Grnd Suppl & Maint	1,830.00	199058	13125	Trimec Bent, Goliath, & Penncross Seed
7850	GS TRACKME LLC	Streets	10.4410.448000. Operating Supplies	1,169.61	199059	661	Monthly GPS Tracking for Oct - Dec 2017
4996	KEDDINGTON & CHRISTENSEN	Finance	10.4140.431100. Legal And Auditing Fees	2,576.65	199069	2828	3rd InterimBilling forAuditServices yr end 6/30/17
4996	KEDDINGTON & CHRISTENSEN	Light & Power	53.5300.431100. Legal And Auditing Fees	3,317.92	199069	2828	3rd InterimBilling forAuditServices yr end 6/30/17
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200. Road Matl Patch/ Class C	1,445.14	199071	1861	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200. Road Matl Patch/ Class C	4,781.16	199071	1855	Patching
8137	LAKEVIEW ASPHALT PRODUCTS	Streets	10.4410.441200. Road Matl Patch/ Class C	7,980.38	199071	1849	Patching
2987	M.C. GREEN & SONS INC	Storm Water	49.4900.473106. New Storm Drains > 400'	6,004.83	199075	3637	Storm Drain Project Application #3 Sept. 2017
2987	M.C. GREEN & SONS INC	Water	51.5100.473110. Water Mains	6,833.56	199075	3638	Water Line Project Application #7 Oct. 2017
6330	MGB+A INC	Parks	45.4510.473100. Improv Other Than Bldgs	5,210.00	199078	2017-0028	Project #15-106 //Creekside Park Bountiful
3195	MOUNTAINLAND SUPPLY	Water	51.5100.448400. Dist System Repair & Maint	2,531.55	199081	S102378725.001	Parts
3271	NETWIZE	Information Technology	10.4136.425000. Equip Supplies & Maint	1,991.68	199083	30114	Ruckus Wireless AP's
3321	NORTHERN POWER EQUIPMENT	Light & Power	53.5300.448632. Distribution	1,070.75	199084	50045	Sm Hot Taps & Service Wedges
3431	PAUL'S SALES & SERVICE	Golf Course	55.5500.425000. Equip Supplies & Maint	1,414.90	199086	10681	Service
3982	SOUTH DAVIS METRO FIRE	Fire	10.4220.431000. Profess & Tech Services	493,902.41	199095	10012017	October 2017 payment for Fiscal Year 2017/2018
4229	TOM RANDALL DIST. CO	Landfill	57.5700.425000. Equip Supplies & Maint	1,160.75	199105	0263743	Oil
4229	TOM RANDALL DIST. CO	Streets	10.4410.425000. Equip Supplies & Maint	1,397.05	199105	0263875	Bulk Oil for Shop
4229	TOM RANDALL DIST. CO	Golf Course	55.5500.425000. Equip Supplies & Maint	2,742.94	199105	0263761	Fuel
6545	TRISTAR RISK MANAGE	Workers' Comp Insurance	64.0000.111564. Cash In Bank-Workers Comp	14,698.60	199106	102299	Worker Compensation
4450	VERIZON WIRELESS	Police	10.4210.425200. Communication Equip Maint	1,480.67	199111	9793240962	Service & Equipment// Acct# 771440923-00001
4574	WHEELER MACHINERY CO	Landfill	57.5700.425000. Equip Supplies & Maint	1,054.08	199115	PS000555850	Nozzles & Core Deposit
4574	WHEELER MACHINERY CO	Streets	10.4410.425000. Equip Supplies & Maint	1,440.83	199115	PS000551053	Water Pump & Seals, Exhaust Studs & Nuts
TOTAL:				<u>\$ 766,263.37</u>			

City Council Staff Report

Subject: Recognition of Cemetery Statue Project Donors
Author: Galen D. Rasmussen, Assistant City Manager
Department: Executive
Date: October 24, 2017



Background

The Bountiful City Cemetery recently received a new statue in the infant and children section to honor those families, and their loved ones who are buried in the Cemetery. The sources of funding for the statue project included a commitment from Bountiful City in an amount not to exceed \$40,000 to supplement the generous donations of the many individual donors to the project including several major donors contributing \$500 or more individually to ensure a successful project completion.

Analysis

From a review of financial contributions received, the following organizations are specifically presented for recognition by the Mayor and City Council of Bountiful City for their donations to the Cemetery Statue Project:

North Salt Lake City	\$500
Russon Brothers Mortuary	\$2,500
Orbit Irrigation	\$2,500
HollyFrontier	\$2,500
Lindquist Mortuaries	\$5,000

Department Review

This report has been reviewed and approved by the City Manager.

Recommendation

Staff recommends the Mayor and Council provide an individual recognition and expression of gratitude to the individual companies listed above at the Council Meeting of October 24, 2017 for donations to the Bountiful City Cemetery Statue Project. This in addition to a thanks to the many individual donors too numerous to identify individually for their financial contributions.

Significant Impacts

None.

Attachments

None.

City Council Staff Report

Subject: Preliminary and Final Site Plan Review for a Telecommunications Tower Located at the Hidden Lake Reservoir Site
Author: Chad Wilkinson, City Planner
Address: 474 E Hidden Lake Circle
Date: October 24, 2017



Description of Request:

Mr. Justin Hadley, representing AT &T, requests preliminary and final site plan approval for a new telecommunications tower located at the existing City reservoir site at 474 E Hidden Lake Drive. The subject property is located within the Residential Foothill Zone (R-F) Zone. Telecommunications towers are an allowed use in the R-F zoning district. The Land Use Ordinance requires site plan approval by the City Council for improvements to City owned property with recommendation by the Planning Commission.

Background and Analysis

The site is already developed with two existing towers. One is owned by the City of North Salt Lake and the other is an AM/FM repeater tower. Neither of the existing towers is used for telecommunications purposes. The Land Use Ordinance encourages location of telecommunications facilities on public properties and more specifically states that the policy of the City is to make available to telecommunications companies such sites that the City owns which can reasonably serve the needs of the companies, the citizens and the City. To that end, when located on a City owned property, a telecommunications tower is considered a permitted use and does not require a public hearing.

The proposal includes the installation of a 60-foot high telecommunications monopole tower along with antenna. The application also includes the installation of a fenced equipment area approximately 50 feet by 50 feet in area (2,500 square feet). The applicant proposes to install their antennae at a height of approximately 34 feet with pole area available above their antenna for the collocation of equipment by other providers in the future. Collocation is encouraged by City Code in order to minimize the number of towers in the City. The tower and equipment will be accessed via an existing access road serving the reservoir and existing towers. The applicant proposes to provide power to the facility from existing power facilities serving the existing towers on the site.

Department Review

This proposal has been reviewed by the Engineering and Planning Departments.

Significant Impacts

The proposed tower is located approximately 700 feet from the closest single family residence. This coupled with the relatively low proposed height will minimize visual

impacts to adjoining properties. There will be no significant impacts to traffic or utilities in the area due to the installation of the tower.

Recommended Action

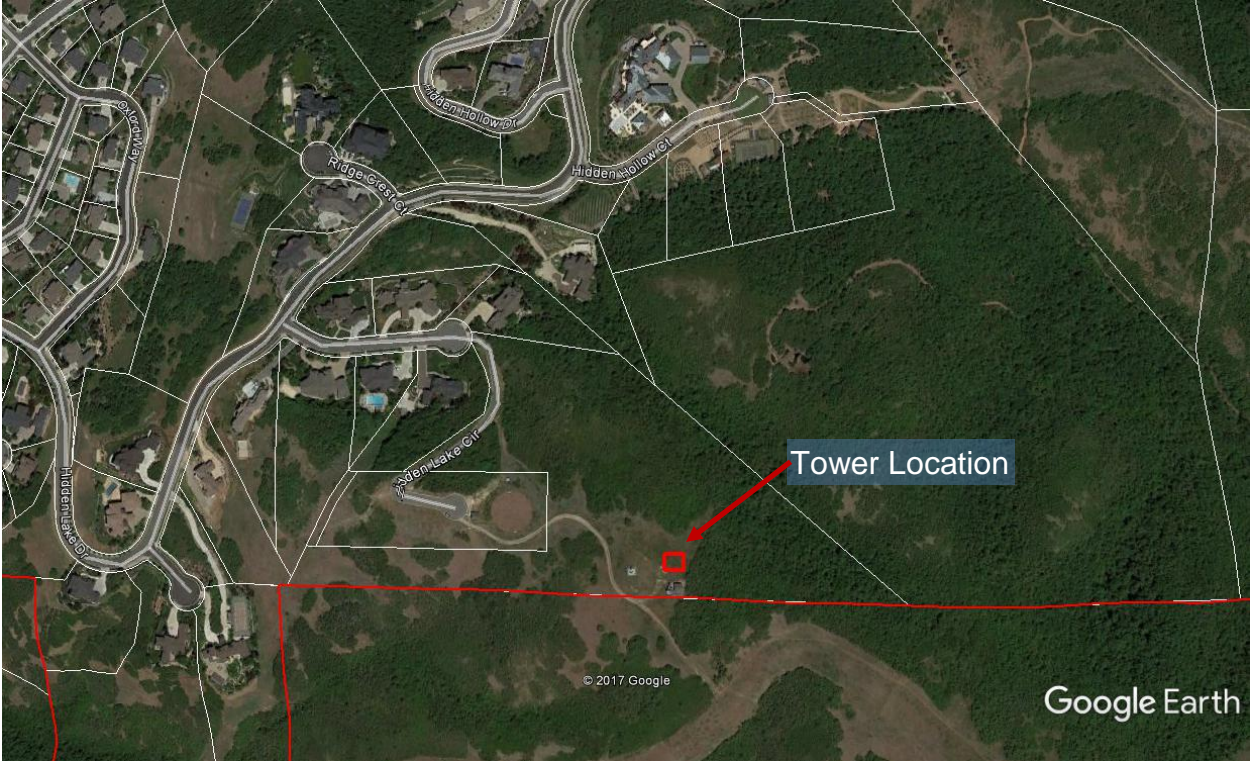
The Planning Commission reviewed the proposal at their October 17, 2017 meeting and recommends the City Council grant preliminary and final site plan approval for the requested telecommunications tower subject to the following conditions:

1. The applicant shall meet all requirements of the Bountiful Power Department.
2. The tower shall be constructed in such a way to allow for at least three different services, meaning the original applicant equipment and two co-locations on the same tower.
3. The applicant shall consent to at least two future co-locations on the tower.
4. The applicant shall obtain a building permit before commencing construction.
5. Any and all fees shall be paid.

Attachments

1. Aerial photo
2. Site and utility plans

Aerial Photo





BRASHERS SALT LAKE

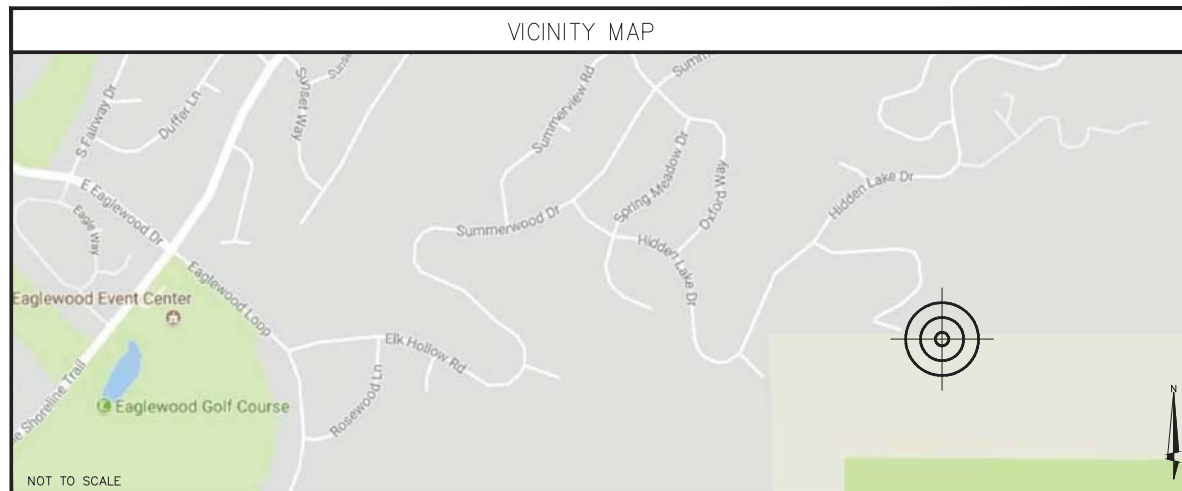
SITE ID#: UTL01276

FA#: 12906870

474 E. HIDDEN LAKE CIR.

BOUNTIFUL, UT 84010

DAVIS COUNTY



APPROVALS	
AT&T (RF): _____	DATE: _____
AT&T (CONST.): _____	DATE: _____
AT&T (OPS): _____	DATE: _____
LANDLORD: _____	DATE: _____
LANDLORD: _____	DATE: _____

PROJECT DESCRIPTION	
THIS PROJECT WILL BE COMPRISED OF: ADDITION OF A NEW 60' MONOPOLE:	
<ul style="list-style-type: none"> • NEW ANTENNAS, (4) PER SECTOR, (3) SECTORS, (12) TOTAL • (6) NEW AT&T RRH'S PER SECTOR, (3) SECTORS; TOTAL OF (18) RRH'S • (3) NEW ANTENNA SECTOR MOUNT • (3) NEW RAYCAP SURGE SUPPRESSORS • (1) NEW FIBER LINE AND (1) NEW POWER LINE • (1) NEW 4'-0" DIAMETER MICROWAVE DISH 	
ADDITION OF 6' FENCED EQUIPMENT COMPOUND:	
<ul style="list-style-type: none"> • (1) NEW AT&T PRE FABRICATED 11'-6" X 24'-0" EQUIPMENT SHELTER WITH INDOOR DIESEL GENERATOR • (1) NEW ICE BRIDGE • (1) NEW AT&T GPS ANTENNA 	
HVAC UNITS:	
<ul style="list-style-type: none"> • (2) NEW 3-TON WALL MOUNT UNITS 	

RFDS SHEET	
DESIGN PACKAGE BASED ON RF DATA SHEET	
RFDS NAME: UTL01276	REVISION: VERSION 1.00
ISSUED: 02/24/2014	

SHEET	DESCRIPTION
T-1	TITLE SHEET
LS-1	SITE SURVEY
A-1	OVERALL SITE PLAN
A-1.1	ENLARGED SITE PLAN
A-2	SHELTER PLAN & ANTENNA LAYOUTS
A-3	SOUTH ELEVATION

GENERAL CONTRACTOR NOTES
DO NOT SCALE DRAWINGS
CONTRACTOR SHALL VERIFY ALL PLANS AND EXISTING DIMENSIONS AND CONDITIONS ON THE JOB SITE AND SHALL IMMEDIATELY NOTIFY THE ARCHITECT/ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME.

GENERAL NOTES
THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS PROPOSED.

PROJECT TEAM

CLIENT REPRESENTATIVE
COMPANY: SMARTLINK, LLC
ADDRESS: 8502 E VIA DE VENTURA, SUITE 220
CITY, STATE, ZIP: SCOTTSDALE, AZ 85258
CONTACT: JASON HADLEY
PHONE: (801) 380-0262
E-MAIL: jason.hadley@smartlinkllc.com

ZONING / REAL ESTATE SPECIALIST
COMPANY: SMARTLINK, LLC
ADDRESS: 8502 E VIA DE VENTURA, SUITE 220
CITY, STATE, ZIP: SCOTTSDALE, AZ 85258
CONTACT: JUSTIN HADLEY
PHONE: (801) 592-1247
E-MAIL: justin.hadley@smartlinkllc.com

INFINIGY PROJECT MANAGER
COMPANY: INFINIGY
ADDRESS: 26455 RANCHO PARKWAY SOUTH
CITY, STATE, ZIP: LAKE FOREST, CA 92630
CONTACT: JUSTIN ROTHGEB
E-MAIL: jrothgeb@infinigy.com

ENGINEER
COMPANY: INFINIGY
ADDRESS: 26455 RANCHO PARKWAY SOUTH
CITY, STATE, ZIP: LAKE FOREST, CA 92630
CONTACT: DAN CONNELL
PHONE: (949) 306-4644

RF ENGINEER
COMPANY: AT&T
ADDRESS: 4393 S. RIVERBOAT ROAD
CITY, STATE, ZIP: TAYLORSVILLE, UT 84123
CONTACT: SIMI AJOSE
PHONE: (214) 695-6965
MOBILE: (214) 695-6965
EMAIL: sa11iv@att.com

SITE INFORMATION

APPLICANT/LESSEE
AT&T
ADDRESS: 474 E. HIDDEN LAKE CIRCLE
CITY, STATE, ZIP: BOUNTIFUL, UT 84010

PROPERTY OWNER
COMPANY: CITY OF BOUNTIFUL
ADDRESS: 790 SOUTH 100 EAST
CITY, STATE, ZIP: BOUNTIFUL, UT 84010

LATITUDE: 40.834917 | 40° DEG. 50' MIN. 5.7" SEC.S N
LONGITUDE: -111.86825 | 111° DEG. 52' MIN. 5.7" SEC. W
LAT./LONG. TYPE: NAD 83
GROUND ELEVATION: 5938' AMSL
APN #: 01-271-0512 / 01-271-0513
AREA OF CONSTRUCTION: 2,500 SQ FEET
ZONING/JURISDICTION: CITY OF BOUNTIFUL
CURRENT ZONING: R-F
EXISTING USE: UNMANNED TELECOMMUNICATIONS FACILITY
HANDICAP REQUIREMENTS: FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. HANDICAPPED ACCESS NOT REQUIRED.

DRIVING DIRECTIONS

FROM AT&T OFFICE: TAYLORSVILLE UTAH:
HEAD SOUTH ON RIVERBOAT RD TOWARD, TURN LEFT AT THE 1ST CROSS STREET ONTO W 4430 S. TURN LEFT TO MERGE ONTO I-15 N, FOLLOW I-15 N TO US-89 N/BECK ST IN SALT LAKE CITY. TAKE EXIT 312 FROM I-15 N. MERGE ONTO I-15 N. TAKE EXIT 312 TO MERGE ONTO US-89 N/BECK ST. TAKE EAGLE RIDGE DR TO HIDDEN LAKE CIR IN BOUNTIFUL. MERGE ONTO US-89 N/BECK ST. TURN RIGHT ONTO EAGLE RIDGE DR. TURN LEFT ONTO ELK HOLLOW RD. ELK HOLLOW RD TURNS SLIGHTLY RIGHT AND BECOMES SUMMERWOOD DR. TURN RIGHT ONTO HIDDEN LAKE DR.

CODE COMPLIANCE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH ALL APPLICABLE NATIONAL, STATE, AND LOCAL CODES AS ADOPTED BY THE LOCAL AUTHORITY HAVING JURISDICTION (AHJ) FOR THE LOCATION. THE EDITION OF THE AHJ ADOPTED CODES AND STANDARDS IN EFFECT ON THE DATE OF CONTRACT AWARD SHALL GOVERN THE DESIGN.

BUILDING CODE: INTERNATIONAL BUILDING CODE 2015
ELECTRICAL CODE: NATIONAL FIRE PROTECTION ASSOCIATION (NFPA) 70
NATIONAL ELECTRICAL CODE 2014
LIGHTNING PROTECTION CODE: NFPA 780 - 2000, LIGHTNING PROTECTION CODE

SUBCONTRACTOR'S WORK SHALL COMPLY WITH THE LATEST EDITION OF THE FOLLOWING STANDARDS:
AMERICAN CONCRETE INSTITUTE (ACI) 318, BUILDING CODE REQUIREMENTS FOR STRUCTURAL CONCRETE
AMERICAN INSTITUTE OF STEEL CONSTRUCTION (AISC), MANUAL OF STEEL CONSTRUCTION, ASD, NINTH EDITION
TELECOMMUNICATIONS INDUSTRY ASSOCIATION (TIA) 222-G, STRUCTURAL STANDARDS FOR STEEL ANTENNA TOWER AND ANTENNA SUPPORTING STRUCTURES:
TIA 607, COMMERCIAL BUILDING GROUNDING AND BONDING REQUIREMENTS FOR TELECOMMUNICATIONS

INSTITUTE FOR ELECTRICAL AND ELECTRONICS ENGINEERS (IEEE) 81, GUIDE FOR MEASURING EARTH RESISTIVITY, GROUND IMPEDANCE, AND EARTH SURFACE POTENTIALS OF A GROUND SYSTEM
IEEE 1100 (1999) RECOMMENDED PRACTICE FOR POWERING AND GROUNDING OF ELECTRONIC EQUIPMENT
IEEE C62.41, RECOMMENDED PRACTICES ON SURGE VOLTAGES IN LOW VOLTAGE AC POWER CIRCUITS (FOR LOCATION CATEGORY "C3" AND "HIGH SYSTEM EXPOSURE")
TELCORDIA GR-1275, GENERAL INSTALLATION REQUIREMENTS
TELCORDIA GR-1503, COAXIAL CABLE CONNECTIONS
ANSI T1.311, FOR TELECOM - DC POWER SYSTEMS - TELECOM, ENVIRONMENTAL PROTECTION

FOR ANY CONFLICTS BETWEEN SECTIONS OF LISTED CODES AND STANDARDS REGARDING MATERIAL, METHODS OF CONSTRUCTION, OR OTHER REQUIREMENTS, THE MOST RESTRICTIVE REQUIREMENT SHALL GOVERN. WHERE THERE IS CONFLICT BETWEEN A GENERAL REQUIREMENT AND A SPECIFIC REQUIREMENT, THE SPECIFIC REQUIREMENT SHALL GOVERN.

4393 RIVERBOAT ROAD, SUITE 400
TAYLORSVILLE, UT 84123

THE INFORMATION CONTAINED IN THIS SET OF DRAWINGS IS PROPRIETARY & CONFIDENTIAL TO AT&T WIRELESS
ANY USE OR DISCLOSURE OTHER THAN AS IT RELATES TO AT&T WIRELESS IS STRICTLY PROHIBITED

8502 E VIA DE VENTURA, SUITE 220
SCOTTSDALE, AZ 85258

FROM ZERO TO INFINIGY
the solutions are endless

4636 EAST UNIVERSITY DRIVE, SUITE #270
PHOENIX, AZ 85034

REV.	DATE	REVISION DESCRIPTION
2	09-29-17	FOR ZONING SUBMITTAL
1	09-26-17	FOR ZONING SUBMITTAL
0	08-31-17	90% CONSTRUCTION DRAWINGS

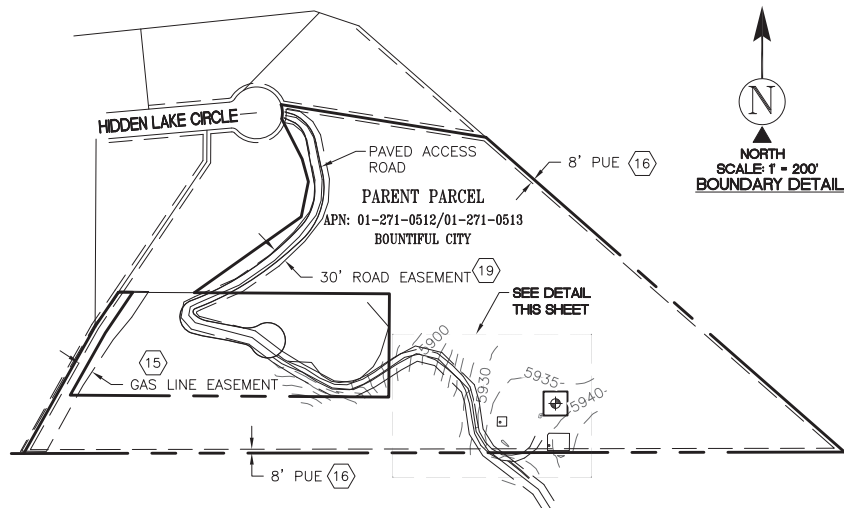
PROJECT INFORMATION:
BRASHERS SALT LAKE
SITE ID#: UTL01276
FA#: 12906870
474 E. HIDDEN LAKE CIR.
BOUNTIFUL, UT 84010
DAVIS COUNTY

DRAWN BY: EL CHECKED BY: JR

SHEET TITLE: TITLE SHEET

SHEET NUMBER: T-1 REV.: 2

OWNERSHIP OF DOCUMENTS: THIS DOCUMENT AND THE IDEAS AND DESIGNS INCORPORATED HEREIN, AS IN INSTRUMENT OF PROFESSIONAL SERVICE, ARE THE PROPERTY OF SMARTLINK, LLC AND ARE NOT TO BE USED, IN WHOLE OR IN PART, FOR OTHER PROJECTS WITHOUT THE WRITTEN AUTHORIZATION OF SMARTLINK, LLC. IT IS UNLAWFUL FOR ANY PERSON TO AMEND ANY ASPECT OF THESE DRAWINGS UNLESS THEY HAVE THE APPROVAL OF THE LICENSED PROFESSIONAL IN WRITING.



SURVEY DATE
07/25/2017

BASIS OF BEARING

BEARINGS SHOWN HEREON ARE BASED UPON U.S. STATE PLANE NAD83 COORDINATE SYSTEM UTAH STATE PLANE NORTH COORDINATE ZONE, DETERMINED BY GPS OBSERVATIONS.

BENCHMARK

PROJECT ELEVATIONS ESTABLISHED FROM GPS DERIVED ORTHOMETRIC HEIGHTS BY APPLICATION OF NGS 'GEOID 12B' MODELED SEPARATIONS TO ELLIPSOID HEIGHTS DETERMINED BY RAW STATIC GPS DATA PROCESSED ON THE NGS OPUS WEBSITE. ALL ELEVATIONS SHOWN HEREON ARE REFERENCED TO NAVD88.

UTILITY NOTES

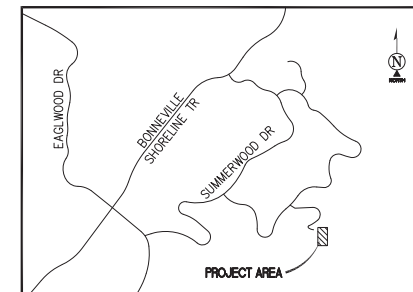
SURVEYOR DOES NOT GUARANTEE THAT ALL UTILITIES ARE SHOWN OR THEIR LOCATIONS ARE DEFINITE. IT IS THE RESPONSIBILITY OF THE CONTRACTOR AND DEVELOPER TO CONTACT BLUE STAKE AND ANY OTHER INVOLVED AGENCIES TO LOCATE ALL UTILITIES PRIOR TO CONSTRUCTION. REMOVAL, RELOCATION AND/OR REPLACEMENT IS THE RESPONSIBILITY OF THE CONTRACTOR.

FLOOD_ZONE

THIS PROJECT APPEARS TO BE LOCATED WITHIN FLOOD ZONE "X". ACCORDING TO FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP(S), MAP ID #49011C0530E, DATED 6/18/2007.

LESSOR'S LEGAL DESCRIPTION

PARCEL B, AND TANK SITE, HIDDEN LAKE AT SUMMERWOOD ESTATES SUBDIVISION, ACCORDING TO THE OFFICIAL PLAT THEREOF AS RECORDED IN THE OFFICE OF THE DAVIS COUNTY RECORDER, STATE OF UTAH.



VICINITY MAP
N.T.S.

SCHEDULE "B" NOTE

REFERENCE IS MADE TO THE TITLE REPORT ORDER #01459-28806, ISSUED BY STEWART TITLE, DATED JULY 10, 2017. ALL EASEMENTS CONTAINED WITHIN SAID TITLE REPORT AFFECTING THE IMMEDIATE AREA SURROUNDING THE LEASE HAVE BEEN PLOTTED.

SCHEDULE "B" EXCEPTIONS 1-14, 20 AND 21 ARE NOT SURVEY MATTERS AND CANNOT BE PLOTTED.

15. KERN RIVER GAS TRANSMISSION COMPANY RIGHT OF WAY AND EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JUNE 2, 1993, AS ENTRY NO. 1039377, IN BOOK 1622, AT PAGE 484 OF COUNTY RECORDS. RIGHT OF WAY RELINQUISHMENT (WITH RESERVATION OF REPLACEMENT RIGHT OF WAY) AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED JULY 6, 1993, AS ENTRY NO. 1046767, IN BOOK 1635, AT PAGE 18 OF COUNTY RECORDS.

AFFIDAVIT OF RIGHT OF WAY AND EASEMENT CENTERLINE DESCRIPTION AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED NOVEMBER 26, 2008, AS ENTRY NO. 2407144, IN BOOK 4665, AT PAGE 641 OF COUNTY RECORDS.

16. PLOTTED SUBJECT TO EASEMENTS, BUILDING SETBACK LINES, RESTRICTIONS, DEDICATIONS OR OFFER FOR DEDICATIONS, IF ANY, CONDITIONS OF APPROVAL IF ANY, AND NOTES IF ANY, ALL AS SET FORTH ON THE RECORDED PLAT.

17. PLOTTED COVENANTS, CONDITIONS, RESTRICTIONS, EASEMENTS, AND ASSESSMENTS, IF ANY, RECORDED FEBRUARY 6, 2001 AS ENTRY NO. 1637975, IN BOOK 2746, PAGE 321, OF OFFICIAL RECORDS, BUT DELETING RESTRICTIONS, IF ANY, BASED ON RACE, COLOR, RELIGION OR NATIONAL ORIGIN. (COPIES WILL BE PROVIDED UPON REQUEST) SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY AMENDMENT AND RECORDED AUGUST 9, 2002 AS ENTRY NO. 1776637, IN BOOK 3101, PAGE 683, OF OFFICIAL RECORDS.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY AMENDMENT AND RECORDED OCTOBER 23, 2002 AS ENTRY NO. 1797954, IN BOOK 3152, PAGE 955, OF OFFICIAL RECORDS.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY AMENDMENT AND RECORDED NOVEMBER 8, 2002 AS ENTRY NO. 1802928, IN BOOK 3164, PAGE 1414, OF OFFICIAL RECORDS.

SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY AMENDMENT AND RECORDED JANUARY 27, 2003 AS ENTRY NO. 1826428, IN BOOK 3214, PAGE 800, OF OFFICIAL RECORDS.

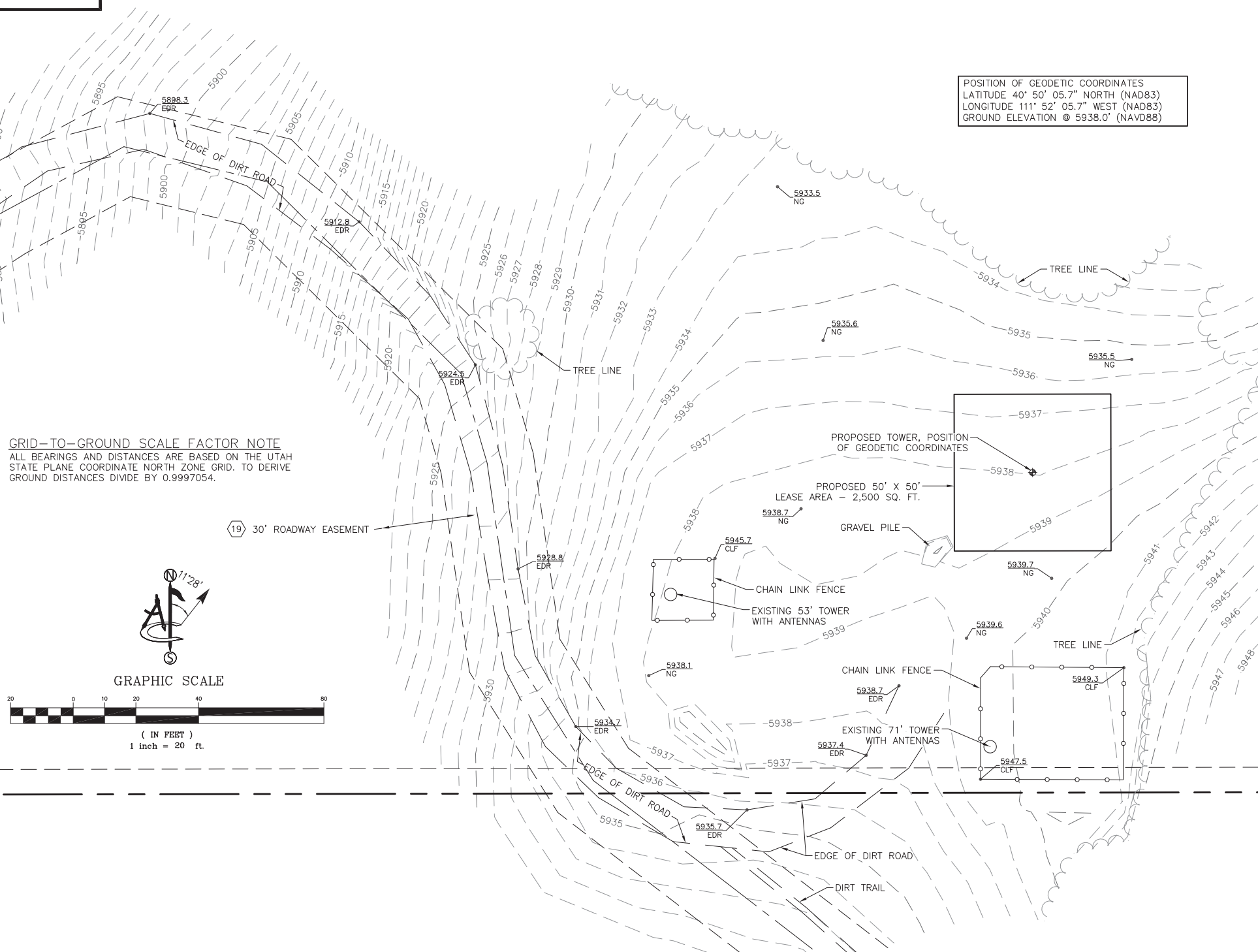
SAID COVENANTS, CONDITIONS AND RESTRICTIONS WERE AMENDED BY AMENDMENT AND RECORDED JANUARY 28, 2005 AS ENTRY NO. 2048266, IN BOOK 3715, PAGE 524, OF OFFICIAL RECORDS.

18. NOTHING TO PLOT DEED AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED AUGUST 17, 2001, AS ENTRY NO. 1682891, IN BOOK 2868, AT PAGE 325 AND ALSO RECORDED JULY 17, 2004, AS ENTRY NO. 2003336, IN BOOK 3583, AT PAGE 511 OF COUNTY RECORDS.

19. NOTHING TO PLOT KERN RIVER GAS TRANSMISSION COMPANY EXCLUSIVE RIGHT OF WAY AND EASEMENT AND THE TERMS, CONDITIONS AND LIMITATIONS CONTAINED THEREIN, RECORDED FEBRUARY 17, 2010, AS ENTRY NO. 2511872, IN BOOK 4963, AT PAGE 457 OF COUNTY RECORDS.

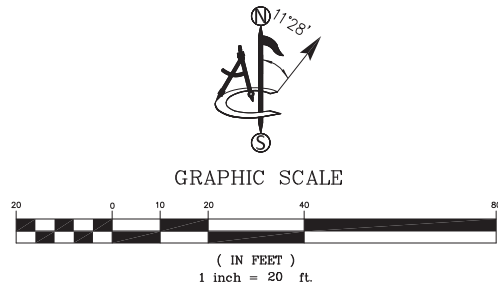
PLOTTED

LEGEND	
CLF	CHAIN LINK FENCE
D/W	ACCESS DRIVEWAY
EDR	EDGE OF DIRT ROAD
NG	NATURAL GRADE
R/W	RIGHT OF WAY
	POSITION OF GEODETIC COORDINATES
	SPOT ELEVATION
	CHAIN LINK FENCE
	STREET CENTERLINES
	SUBJECT PROPERTY LINE
	ADJACENT PROPERTY LINE
	EASEMENT LINES
	TIE LINES
	LEASE AREA LIMITS
	MAJOR CONTOUR INTERVAL
	MINOR CONTOUR INTERVAL



POSITION OF GEODETIC COORDINATES
LATITUDE 40° 50' 05.7" NORTH (NAD83)
LONGITUDE 111° 52' 05.7" WEST (NAD83)
GROUND ELEVATION @ 5938.0' (NAVD88)

GRID-TO-GROUND SCALE FACTOR NOTE
ALL BEARINGS AND DISTANCES ARE BASED ON THE UTAH STATE PLANE COORDINATE NORTH ZONE GRID. TO DERIVE GROUND DISTANCES DIVIDE BY 0.9997054.



8502 E VIA DE VENTURA, SUITE 220
SCOTTSDALE, AZ 85258

BRASHERS SALT LAKE
SITE NUMBER: UTL01276
FA NUMBER: 12906870

474 E. HIDDEN LAKE CIR.
BOUNTIFUL, UT 84010

DAVIS COUNTY

ISSUED FOR:

REV	DATE	DRWN	DESCRIPTION	DES./QA
A	08/09/17	DRH	PRELIMINARY	SR/SR

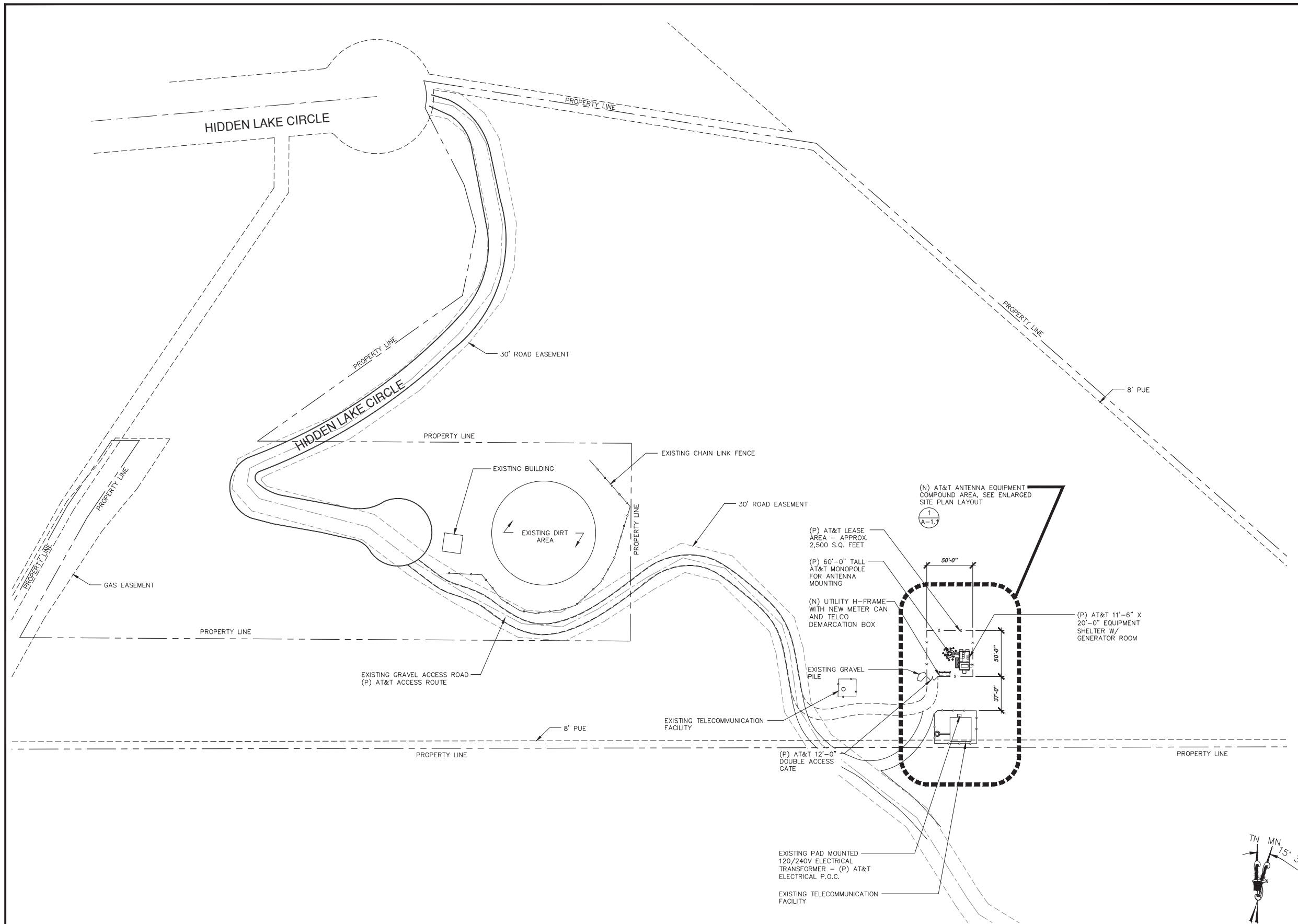


410 E. SOUTHERN AVE.
TEMPE, ARIZONA 85282
PH. (480) 659-4072
www.ambitconsulting.us

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SHEET NUMBER: **LS-1** REVISION: **A**



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4636 EAST UNIVERSITY DRIVE, SUITE #270
PHOENIX, AZ 85034

REV.	DATE	REVISION DESCRIPTION
2	09-29-17	FOR ZONING SUBMITTAL
1	09-26-17	FOR ZONING SUBMITTAL
0	08-31-17	90% CONSTRUCTION DRAWINGS

PROJECT INFORMATION:
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FA#: 12906870
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BOUNTIFUL, UT 84010
DAVIS COUNTY

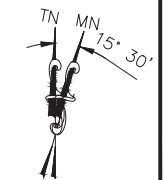
DRAWN BY: EL CHECKED BY: JR

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: **A-1** REV.: **2**

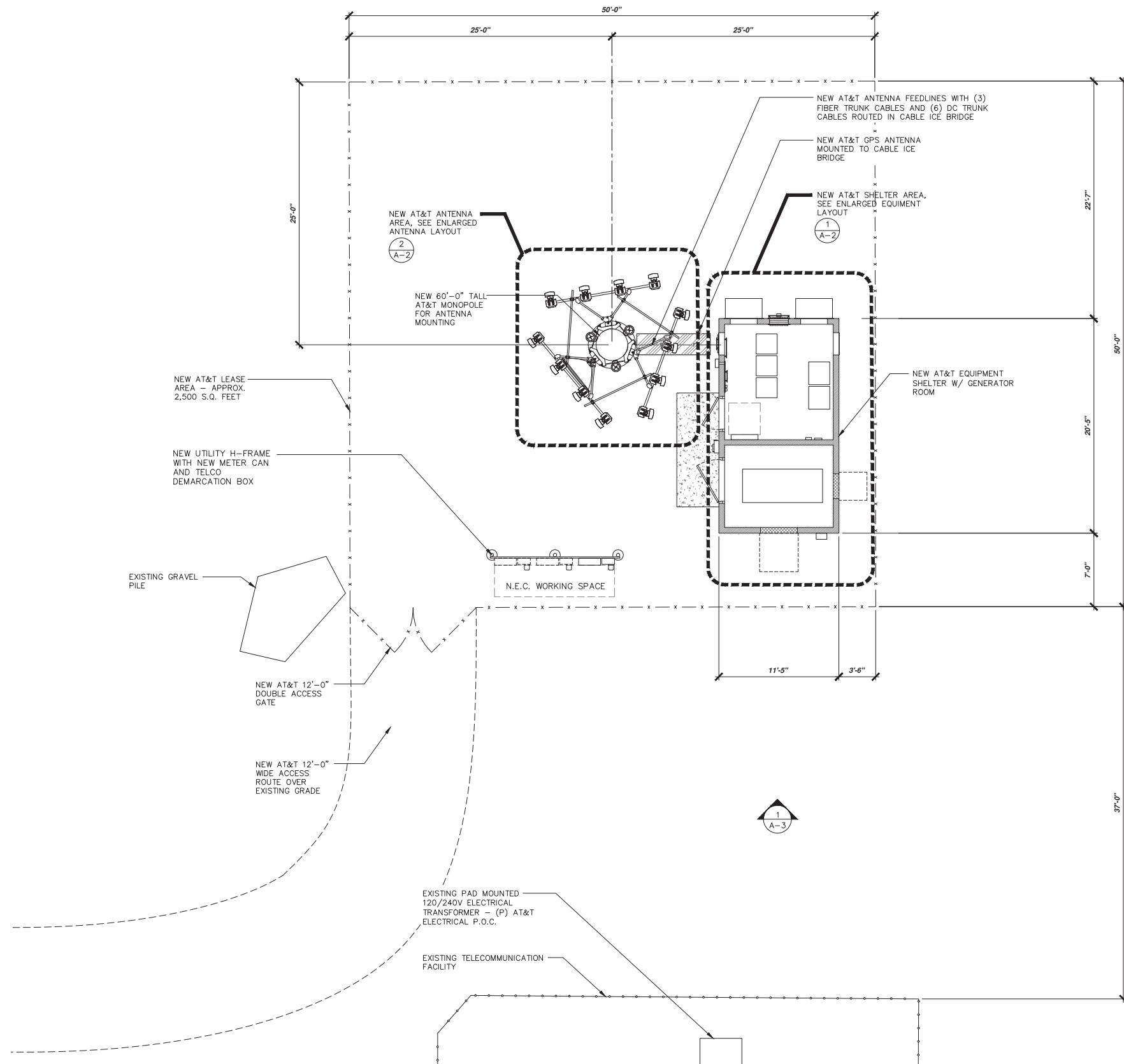
OVERALL SITE PLAN

22"x34" SCALE: 1" = 200'-0"
11"x17" SCALE: 1" = 400'-0"
200' 100' 0' 200'



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FA#: 12906870
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BOUNTIFUL, UT 84010
DAVIS COUNTY

DRAWN BY: EL CHECKED BY: JR

SHEET TITLE:
ENLARGED SITE PLAN

SHEET NUMBER: **A-1.1** REV.: **2**

ENLARGED SITE PLAN

22"x34" SCALE: 1/8" = 1'-0"
11"x17" SCALE: 1/16" = 1'-0"
8' 6' 4' 2' 0' 8'



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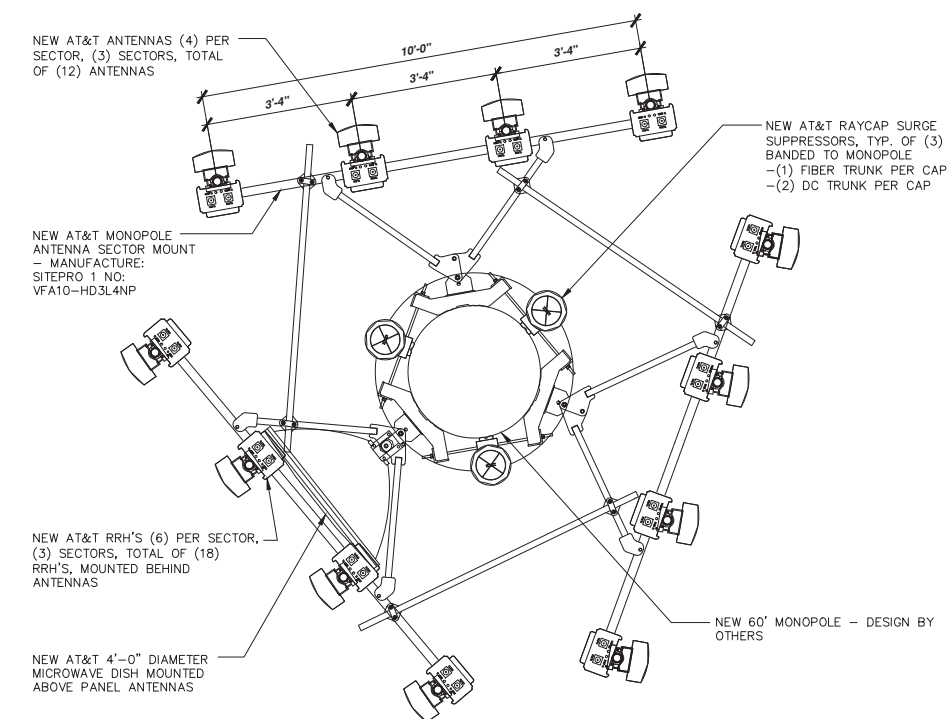
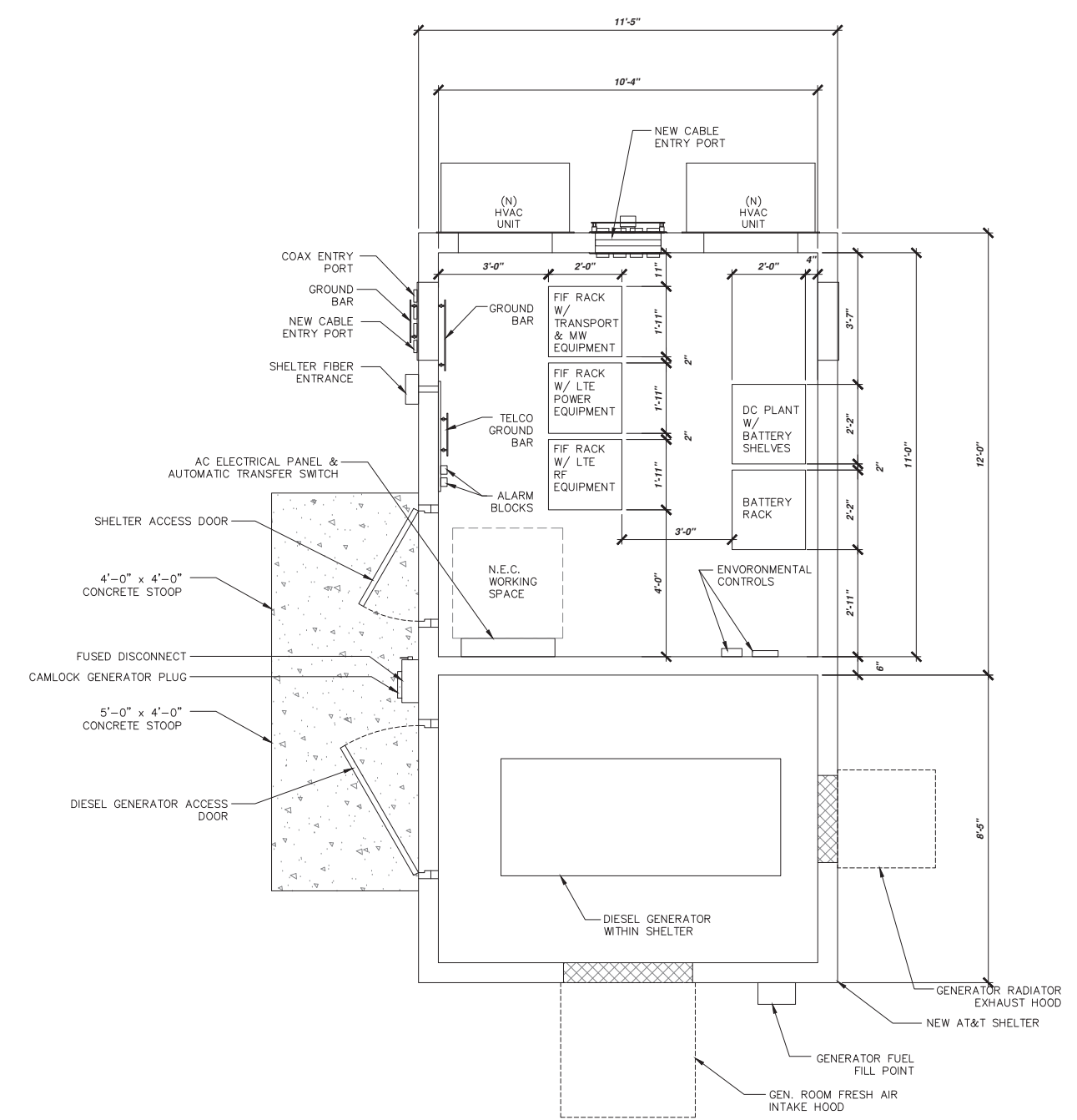
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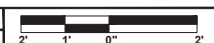
SHEET TITLE:
**SHELTER PLAN AND
ANTENNA LAYOUT**

SHEET NUMBER: **A-2** REV.: **2**



SHELTER PLAN

22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



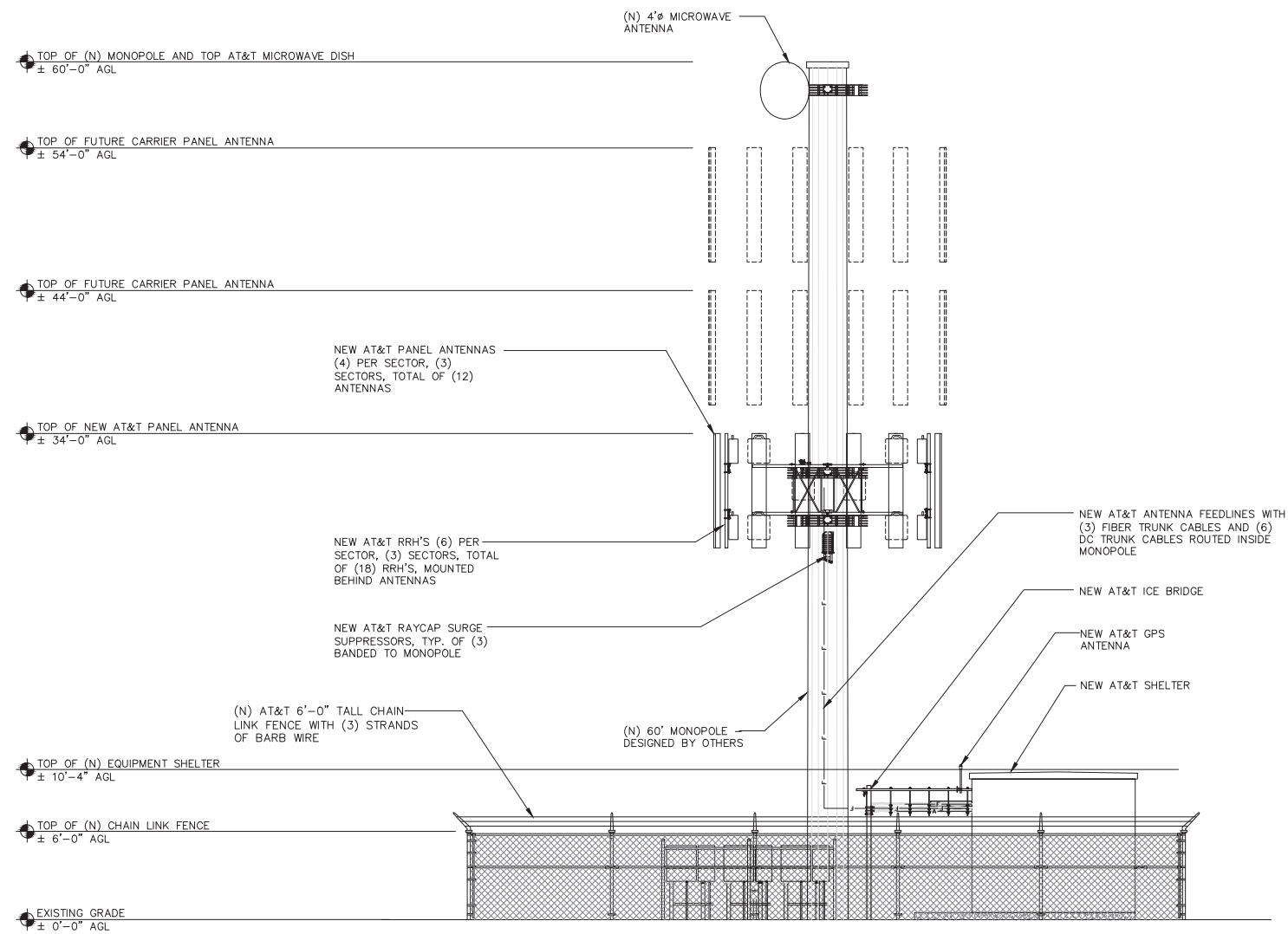
1 ANTENNA LAYOUT

22"x34" SCALE: 1/2" = 1'-0"
11"x17" SCALE: 1/4" = 1'-0"



2

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SOUTH ELEVATION — NEW

22"x34" SCALE: 3/16" = 1'-0"
11"x17" SCALE: 3/32" = 1'-0"



1

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SHEET TITLE:
SOUTH ELEVATION

SHEET NUMBER: A-3 REV.: 2

City Council Staff Report

Subject: Water Department Pickup Truck
Author: Mark Slagowski
Department: Water Department
Date: October 24, 2017



Background

We included in our 2017 – 2018 budget funds to purchase a ½ ton pickup truck.

Analysis

We have received State contract and fleet pricing from Salt Lake Valley Dodge, Young Chrysler Jeep Dodge and Performance Ford in Bountiful.

The Bids are as Follows;

Young Chrysler Jeep Dodge	Salt Lake Valley Dodge	Performance Ford
Dodge Ram 1500	Dodge Ram 1500	Ford F150
\$36,751	\$33,646	\$33,258

Department Review

I have reviewed the purchase of this truck with the appropriate staff and with the City Manager.

Recommendation

Staff recommends Council approve an amount of \$33,258 for the F150 pickup truck from Performance Ford

Significant Impacts

This is a routine replacement of equipment based on our 10 year capital plan. The truck this replaces will be sold.

Attachments

None